



Agricultural area and family home in a quiet, family-friendly area

Price:	119.000 € (≈ 43.352.890 Ft)
Living space:	82 sq. m.
Plot size:	4.601 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

We are offering a charming detached house for sale in the quiet, scenic village of Kozmadombja, on the outskirts of Őrség, Göcsej, and Hetés.

Price is HUF 42,900,000.

The generous 7,786 m² plot offers excellent potential for agriculture, self-sufficiency, and even keeping horses. The small village, with only 33 inhabitants, is located near Highway 86, yet far enough away from noise to offer a peaceful, rural atmosphere. The property is easily accessible year-round via a paved road.

The 82 m² house is a brick building with a traditional tiled roof. Modern double-glazed PVC windows and doors ensure energy efficiency. Gas convectors heat the house, while the chimney at the front of the property allows for the installation of a wood-burning stove, creating a cozy ambiance on cooler days. Hot water is supplied by a 120-liter boiler in the bathroom. The property has a new, modern electrical system.

The three-phase power connection installed in the barn allows for the use of powerful machines such as a saw, grinder, or grain chopper.

The rooms radiate from the hallway: To the left is the bedroom, opposite a pantry which, due to its size, could easily be converted into an additional room. To the right is the spacious living room, next to which are the kitchen and bathroom. Further along the southwest-facing living area is a large room currently used as a workshop, followed by a classic, imposing barn with high ceilings. This part of the building offers a variety of uses, whether for traditional agricultural purposes or as a communal space. In the yard, there is a cozy outbuilding with two rooms and separate entrances. It currently serves as a summer kitchen and tool shed but could easily be converted into a separate apartment.

''' The garden includes additional outbuildings: well-preserved barns with concrete floors for pigs and poultry, as well as a cornfield and a woodshed.

An idyllic flower garden stretches out in front of the house, further enhancing the property's appeal with its colorful flowers and greenery. The well-maintained garden's fruit trees—apples, pears, cherries, peaches, walnuts, and various berry bushes—along with a grapevine pergola, provide residents with fresh fruit and vegetables from early summer through autumn. A brick barbecue area and a cozy seating area invite relaxation and are ideal for gatherings with family and friends. The large rainwater cistern in the garden is a particularly valuable feature. The property comprises three separate plots within the grounds. The area in front of the house can be developed if desired, offering further expansion possibilities.

The location is exceptionally quiet, with only one neighbor nearby. Peace and undisturbed relaxation are therefore virtually guaranteed.

Furnishings: Completely

Location: Kozmadombja is a small village in Zala County, situated at the crossroads of the Őrség, Gécsej, and Hetés regions. Thanks to its natural beauty and tranquil setting, it is equally popular with hikers and those seeking relaxation. The

settlement covers an area of only 7.63 km² and has just 33 inhabitants, guaranteeing a peaceful life.

The diverse landscape of forests and fields surrounding the village offers excellent opportunities for hiking and exploring nature.

The village attracts visitors not only with its natural beauty but also with local cultural events where they can experience the traditions and customs of the community. Kozmadombja is thus a true oasis of calm away from city life, offering the chance to enjoy the tranquility of rural living and discover the richness of the local culture.

Miscellaneous:

Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

Included in the commission:

- Land registry check (encumbrances & ownership)
- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement
- Transfer of electricity, water, gas, garbage, etc.
- Property management upon request for the first year

Note:

The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

Commission Rate:

As the buyer, you will pay 1.27% including Hungarian VAT for this property upon invoicing and signing of the purchase agreement. This price includes:

- Verification of the land register for encumbrances and ownership rights
- Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany)
- A German translation of the purchase agreement
- All utility transfers, including electricity, gas, water, and waste disposal, etc.

Remarks:

The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.

General business conditions:

We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.

Miscellaneous:

Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on www.ungarn.online

Have you found a house and want to know whether the offer is in order? Often there is the "foreigner surcharge" or hidden defects, let our building surveyor look at the house and verify the purchase price. After the purchase as seen Complaints are practically no longer enforceable.

You have the opportunity to conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following services:

- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment by our building expert & Energy advisor (within a radius of Héviz | Keszthely 30 km)
- Support in handling all purchase formalities
- ion of an English-speaking notary (layer)
- English sales contract translation
- Re-registration of all providers such as electricity, water, gas etc.
- Housekeeping during your absence

At the following fixed price:

- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:

www.immocenter-ungarn.com











