



Property IDCM1710



(AAA) Renovated country house with beautifully landscaped grounds in Western Hungary



Price:	145.000 € (≈ 52.678.500 Ft)
Living space:	95 sq. m.
Plot size:	1.700 sq. m.
Type of house:	Detached house



Property description:

Attractive detached house in a quiet location in Külsővat – ideal for expats

This charming house in the western Hungarian town of Külsővat impresses with its comfortable size, spacious grounds, and peaceful, natural surroundings. The property is ideally suited for German expats who value relaxation, privacy, and an authentic rural lifestyle.

With approximately 100 square meters of living space, the house offers a practical yet cozy layout. Numerous modernizations have been carried out in recent years. The windows and front door have been replaced, as have the electrical wiring and meter box. The gas central heating system is a modern Bosch Eco Therme and was last serviced in November 2024; a corresponding certificate is available. The flooring and the entire bathroom have also been completely renovated, so the house is in excellent condition. The roof was replaced about eight years ago.

The approximately 1,700 square meter plot is beautifully landscaped and offers plenty of space to spread out. Two large walnut trees, several apple trees, and four apricot trees create a pleasant, natural atmosphere. A small biotope area, which with a little care could also be used as a pond, completes the idyllic picture. The property is fully fenced and dog-proof. The fence and the gate facing the street were recently repainted.

The property also includes outbuildings in the form of a stable and a barn, offering a variety of uses. The roofs of these buildings are in need of repair but offer potential for individual design.

The location is exceptionally quiet, with no direct neighbors across the street. Neighbors are only to the right and left, guaranteeing a high degree of privacy. At the same time, the infrastructure is good. A bus stop is located directly in the village, and a train station is nearby. A small grocery store is only about 150 meters away and easily accessible on foot.

The town of Celldömölk is only about 8 kilometers away, and Pápa can be reached in about 20 kilometers. The Austrian border is approximately 80 kilometers away, providing excellent connections to the west.

The region is also particularly attractive from a health and tourism perspective. Within a radius of about 9 to 26 kilometers, there are several well-known thermal spas offering year-round relaxation and rejuvenation.

Overall, this is an extremely interesting property for anyone seeking an affordable home in Hungary without sacrificing comfort and easy access.

Furnishings: Completely

Location: Külsővat is a tranquil, typically Hungarian village in the west of the country, particularly appealing for its relaxed, rural atmosphere. Those seeking to escape the hustle and bustle of larger cities will find a pleasant environment here, surrounded by nature, expansive fields, and an authentic village structure. The region is ideal for relaxation, walks, and experiencing traditional rural life. At the same time, its location is convenient, offering easy access to both cultural highlights and tourist destinations.

Vienna is approximately 160 kilometers away, a journey of about two hours. The capital, Budapest, is roughly 180 kilometers away and can be reached in about two and a half hours. The popular Lake Balaton resort of Keszthely is about 70 kilometers away, a journey of approximately one hour, depending on the route and traffic.

Külsővat thus offers an attractive combination of peace and quiet, nature, and good connections to major cities and Lake Balaton, one of Hungary's most famous tourist destinations.

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?

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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.

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)

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