



Property IDEAL7071



Private Luxury Lifestyle Estate – a ready-to-move-in nature retreat

Price:	695.000 € (≈ 252.702.000 Ft)
Living space:	200 sq. m.
Plot size:	4.092 sq. m.
Type of house:	Apartment building
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

This exceptional property is presented as a fully furnished and immediately habitable private luxury lifestyle estate – a high-quality, move-in ready nature retreat focused on tranquility, privacy, and quality of life.

The property is fully furnished and ready to live in without any further investment. It is ideally suited as an exclusive second home, a private retreat, or a high-end residence for relaxed living surrounded by nature.

The estate combines living close to nature with a slower, more leisurely lifestyle. The surroundings are characterized by open countryside, mature nature, and fruit trees that are already bearing fruit. This creates an authentic living environment with the opportunity for a partially self-determined life in harmony with nature.

Renovation and Technology

Complete renovation between 2019 and 2022

Comprehensive restoration, modernization, and partial remodeling of the building:

Installation of a modern gas heating system

Radiators in all living rooms and bathrooms

Fireplace for additional warmth and a cozy atmosphere

Solar panels

Custom-made fitted kitchen by a carpenter

Electrical appliances from the brands:

Bosch

Philips

Large kitchen window that provides pleasant, natural sunlight, especially in the afternoon

Flooring:

Wooden floors in all living rooms and bedrooms
Tiled floors in the kitchen, dining area, and bathrooms

Furnishings:

The property is sold fully furnished, making it ready for immediate occupancy or use for tourist rentals.

Windows and Lighting:

The property features numerous windows (double-glazed with wooden frames) and large glass doors that provide ample natural light and an open connection to the garden and nature.

Kitchen: 1 large window with particularly beautiful afternoon light

Living and Ancillary Rooms:

Suite: 4 windows
Hallway: 1 window
Bedroom: 2 windows
Living Room: 1 window + double glass door
Dining Room: 1 window
Deluxe Double Room: 1 window in addition to the double glass door
Sauna Relaxation Room: double glass door (no WC)

Forest House: 3 large double windows
2 double glass doors

Attic/Storage: Large observation window (approx. 3 m²) made of clear, transparent material
Ideally suited for a workshop, studio, stargazing, and a vantage point.

Orchard: The property features nearly 50 fruit trees, including apples, Pears, plums, figs, cherries, sour cherries, peaches, apricots, and persimmons.

In addition, there are two berry patches with a wide variety of fruits: gooseberries, currants in various colors, strawberries, and raspberries (including Japanese varieties).

A separate herb garden complements the agricultural use and allows for the cultivation of various culinary and medicinal herbs.

Despite the tranquil location, excellent basic amenities and international accessibility are always guaranteed. A stable high-speed internet connection enables unrestricted working from home, streaming, and digital use. A modern TV service with numerous international and German-language channels is also available.

A particular advantage is the established international neighborhood with owners from Germany, the Netherlands, Luxembourg, and Scandinavia. This creates a peaceful, safe, and culturally enriching living environment.

The property also offers a high degree of flexibility in its use. In addition to private use, there are spacious rooms available that are ideal for guests, family, or extended stays with friends. Suitable for private use. Optionally, occasional tourist or rental use is also possible without compromising its character as a private retreat.

The property was developed and is continuously maintained by an internationally minded couple who prioritize quality, substance, and sustainable value preservation.

Fully furnished | Move-in ready | Turnkey

Location:

The property is located in a quiet, nature-oriented area of the Tolna region in southern Hungary. The surroundings are characterized by rolling hills, forests, vineyards, and traditional villages.

The region is known for its: unspoiled nature, tranquil rural atmosphere, growing

importance in ecotourism, thermal baths, and wine regions.

The location is ideal for nature lovers, tourism investors, and those looking to relocate.

Within a short drive (approx. 3 km) is a well-developed regional infrastructure with all amenities for daily needs, including shopping facilities, banking services, and other services.

The region also offers authentic Hungarian cuisine of very high quality and attractive value, as well as a well-established local supply network.

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

















