



Beautiful property near Lake Vadása,
in the Őrség National Park area



Price:	310.000 € (≈ 112.936.100 Ft)
Living space:	110 sq. m.
Plot size:	6.000 sq. m.
Type of house:	Apartment building
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Current notice: The price is 110,000,000 Forints.

Due to the current high exchange rate fluctuations, we are unfortunately unable to update the displayed EUR price daily.

In the picturesque Őrség region, one of Hungary's most unique areas, where rolling hills, vast forests, crystal-clear air, peace, and tranquility prevail, lies an exceptional property in Hegyhátszentjakab, just 800 meters from Lake Vadása. This property already operates a functioning restaurant and accommodation business and offers a perfect opportunity for investors and nature lovers.

The 6,000 m² chemical-free plot is fully serviced: it has water, electricity, industrial power, gas, sewage, and an artesian well. The garden features fruit-bearing trees such as sweet chestnuts, plums, pears, and sour cherries, and the area is also suitable for keeping animals, equipped with stables and electric fencing.

The property consists of two main sections. The first is a currently functioning apartment area that can accommodate up to 6+1 people. The second is a separate, one-and-a-half-room apartment, ideal for personal use, as a staff apartment, or for long-term rental. The total living space is approximately 110 m², and the attic offers additional development potential.

In addition, there is a currently operating commercial kitchen and restaurant area that welcomes guests in a cozy, family-friendly atmosphere.

What makes this property special is the combination of a nature-oriented lifestyle and gastronomy: the private garden, the opportunity to keep animals, and the rural ambiance offer a lifestyle that tourists seek in the Őrség region. Two large barns with a total floor area of approximately 220 m² offer excellent potential for further development: For example, loft apartments, specialized apartments,

common areas, workshops, or even event venues could be created.

The property is being sold with all equipment and accessories.

Furnishings: Completely

Location: The Őrség region is growing in popularity as a tourist destination year after year. The area is a favorite among hikers, cyclists, food lovers, and anyone seeking rural tranquility. Its proximity to Lake Vadása, numerous hiking trails, the Őrség markets, local producers, and cultural programs ensure a steady flow of visitors throughout the year. Therefore, this property is an ideal choice for those interested in accommodation or catering businesses, or in creating a unique rural lifestyle.

Hegyhátszentjakab is a village in Vas County, in western Hungary. First documented in 1310, it was named in honor of the Apostle James. The village is known for its historical monuments, including a 13th-century Roman Catholic church. Currently, the village has approximately 262 inhabitants. The beautiful Lake Vadása, a popular spot for fishing and recreation, is located in the immediate vicinity of Hegyhátszentjakab.

Lake Vadása is an artificial lake created by damming the Vadása stream and has been a popular holiday destination since 1968. It consists of two lakes with a total surface area of 0.04 km² and an average depth of 1.8 meters. The lake is home to a rich variety of fish, including carp, pike-perch, and various whitefish. The area around the lake is ideal for excursions, nature exploration, and sunbathing in the summer.

Hegyhátszentjakab is part of the Őrségi National Park. This beautiful area is home to numerous protected plant and animal species and also preserves impressive natural landscapes and traditional villages. The village's proximity to the national park offers opportunities for hiking and enjoying the beauty of nature.

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)

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