



Property IDFB2605



Detached house in a quiet,
family-friendly area



Price: 140.000 € (≈
50.904.000 Ft)
Living space: 166 sq. m.
Plot size: 3.497 sq. m.
Type of house: Detached house
Commission Rate: 1.27% of the
purchase price
including VAT,
Subject to
commission: yes



Property description:

Habitable House in Southwest Hungary

Located near Nagykanizsa in the Zala region, just 12 km from the city, I am offering this meticulously maintained detached house for sale. The building was constructed on a concrete foundation with brick walls and a concrete ceiling. The 166 m² of living space is spread over two floors, with the upper level accessible via both an internal and an external staircase. Each floor even offers a separate, fully equipped living area.

The ground floor comprises two rooms facing the street, a living room, a kitchen, a bathroom with toilet, and a separate toilet. The upper floor features two bedrooms, a kitchenette, a toilet, a dining room, and a terrace. Almost all windows are made of PVC, and the ground floor has two entrances. The north wall was insulated in 2006, and in 2015 the owners replaced the roof with American-style shingles. Heating can be provided by either a gas or wood-burning boiler. The building has a partial basement.

The property includes outbuildings, a garden pavilion, and two garages. Due to the size of the garden (3497 m²), the property is also suitable for agricultural use. If you are looking for a comfortable home in a green, peaceful, and safe rural setting, yet within easy reach of the city, then take a look at this property. I look forward to your call.

Furnishings:

Completely

Location:

The city of Nagykanizsa is located in southwestern Hungary and is considered an important regional center, offering a pleasant blend of urban life and natural surroundings. The city boasts excellent infrastructure with numerous shopping opportunities, restaurants, cafes, and cultural attractions. At the same time, Nagykanizsa is surrounded by lush greenery and serves as a convenient base for excursions to Lake Balaton, Croatia, or the thermal spa region of western Hungary. The city's relaxed atmosphere is particularly appealing, offering a much quieter experience than major metropolitan areas while still providing all essential amenities.

Vienna is approximately 230 kilometers away and can be reached by car in about two and a half to three hours. The Hungarian capital, Budapest, is roughly 220

kilometers away and can be reached in about two and a half hours. The popular Lake Balaton resort of Keszthely is about 50 kilometers away, a journey of approximately 45 minutes.

Nagykanizsa combines good infrastructure with a pleasant quality of life and an attractive location in western Hungary, not far from Lake Balaton.

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









