



Renovated detached house in a quiet, natural setting



Price: 217.000 € (≈ 78.836.100 Ft)

Living space: 140 sq. m.

Plot size: 5.739 sq. m.

Type of house: Country house

Commission Rate: 1.21% of the purchase price including VAT, Subject to commission: yes



Property description:

The property is located in a small cul-de-sac in Somogy County, in the Zselic Valley, in the commune of Kisbárapáti.

Total land area: 5,739 m²

The residential property consists of two units. The larger unit has a gross floor area of 118 m², the smaller one 22 m². There is also a shared covered relaxation area of 42 m², a covered terrace of 32 m², a summer kitchen of 11 m², a fully equipped gym of 30 m², a cellar of 16 m², and a storage room of 12 m².

... The larger unit consists of:

- 2 bedrooms
- Living room with fireplace
- Hallway
- Kitchen with dining area
- Bathroom
- Toilet
- Entrance hall

The smaller unit consists of:

- Room
- Bathroom with toilet

Next to this is the summer kitchen, which houses the gas boiler and a 120-liter hot water storage tank.

The shared relaxation area is spacious and bright.

There is a covered terrace in front of the entrances to both units.

The fitness room is located in a separate building. Behind this building is the wood storage room.

The renovated well is located in the courtyard.

From the courtyard, you can access the 12 m² cellar.

In the garden, fruit trees and shrubs provide pleasant views and cooling shade on hot summer days.

The property has been completely renovated:

A new water supply system, a new sewage system, and a complete electrical installation (3 x 16 A, 1 x 10 A) were installed. The heating system was renewed and equipped with a central gas boiler. New doors and windows were installed.

Inside, new flooring such as tiles and laminate was laid, and the bathrooms received new tile coverings. Walkways were also created, the exterior and interior walls were replastered and painted, and a new terrace and relaxation area was added.

An exceptionally significant advantage of the property is its south-facing orientation.

During the renovation, it was important that the exterior appearance reflect the traditional village architectural style. In contrast, the interior design focused on the highest levels of comfort, convenience, and security.

Spacious and bright rooms were created; the areas opening onto the courtyard are partly inspired by classic bourgeois living.

The price of the property is 217,000 EURO; the amount in Forint is calculated based on the current exchange rate.

Furnishings:

Completely

Location:

The village lies 38 km south of Lake Balaton and Siófok, and the freely accessible beach on Siófok's Golden Shore is about a 30-minute drive away. A turnoff from Route 6505 between Kaposvár and Szántód leads to the three small cul-de-sac villages of Bonnya, Kisbárapáti, and Fiad. All three villages have become very popular with foreigners in recent years; many have bought property and settled here. But it's not just foreigners who are drawn to this area; Hungarians are too: the mill building at the entrance to Kisbárapáti was recently purchased by a

married couple who are both actors and directors.

Furthermore, Bonnya is home to the "Somogy kertje" holiday village, and Kisbárapáti boasts a campsite run by Belgian owners in a beautiful setting with high-quality services. All three villages have small populations, but the strong sense of community unites the Hungarians and foreigners who live there.

The nearest larger town is Kaposvár, the county seat, 32 km away.

The town of Igal, famous for its thermal baths, is 12 km from the village. It boasts the second-best thermal waters in Europe.

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 collection, 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





















