



(BAA) Authentic thatched-roof family home in excellent condition

Price:	119.000 € (≈ 43.268.400 Ft)
Living space:	90 sq. m.
Plot size:	460 sq. m.
Type of house:	Farmhouse
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description: Authentic thatched-roof family home in excellent condition for sale.

ROOMS:

Main Building

- Spacious living room
- Bedroom
- Kitchen with oven
- Travel
- Bathroom, toilet combined
- Storage

Second Apartment

- Bedroom
- Bathroom, toilet combined

TECHNICAL FEATURES:

- Clay masonry in good condition
- Thatched roof
- Traditional wooden doors and windows
- Tiled stove heating
- Electric heating
- Mains water
- Gas line in the street

SIDE VIEW:

- Storage
- Access to the attic

RABAPORDÁNY

A settlement with 1000 inhabitants is located approximately 9 km from Csorna.

- Along the Pápa-Csorna railway line
- Kindergarten, primary school

– Post office and shop are located on site

Floor area: 90 m²

Plot area: 460 m²

Rooms: 3

The property is in good condition.

Comfort: comfortable

Levels: Ground floor

Courtyard view

Heating: tiled stove, other

Location:

Rábapordány is a village in Győr-Moson-Sopron County, Csorna District. It lies in northwestern Hungary, 9 kilometers southeast of Csorna. The village borders a flat landscape typical of the Kisalföld region, characterized by rows of poplar trees along the roadside. The easiest way to reach it is via main road 85 between Győr and Sopron. Before reaching Csorna, turn south at the Dör junction and continue through the village of Dör on road 8422. The village's main road is road 8423, which runs east-west through the interior and is accessible from Bágyogszovát and Szilsárkány.

Rábapordány also has a railway station on the Pápa–Csorna railway line.

Sights

Roman Catholic Church

The church was built in 1867. In 1912, it was extended with a transept and a second, smaller tower was added. The church's murals are by József Samodai.

Late Baroque Stone Cross

This exceptionally beautiful stone cross was erected in 1804.

Point of Pride

In 1956, a monument and a point of pride were unveiled in Rábapordány in the memorial park in front of the local elementary school. The project was supported by the Commemoration Committee, which was founded to mark the 60th anniversary of the 1956 Revolution and War of Independence.

It is noteworthy that the road where the monument was erected runs east-west. Therefore, its orientation towards Budapest was an important consideration in its design. The plans were drawn up by Baroness Gloria von Berg and the sculptor Tamás Árpási. For the 60th anniversary, the designers incorporated not only the elaborate paving but also a symbol requested by the population in 1956: the Kossuth coat of arms.

The designers divided the monument and coat of arms so that one part was placed horizontally and the other at a 30-degree angle on the pedestal. The two halves of the coat of arms stand rotated on the pedestal, thus illustrating the division of the country.

The black granite cladding of the monument symbolizes the mourning for the suppression of the revolution and the War of Independence, while the red cladding of the connecting piece between the two halves of the coat of arms symbolizes the blood shed in honor of the heroes of the events of 1956.

The Kossuth coat of arms, borne by many, symbolized national self-confidence, faith in the future, and resistance against the regime, and at the same time evoked the memory of 1848/49.

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 2.54% 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









