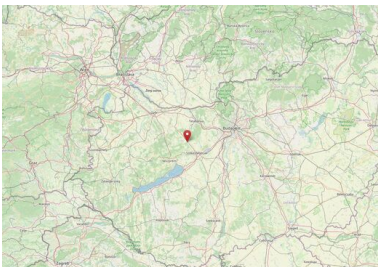




Spacious residential building with 3 units, pool and park-like garden (AAA)



Price: 377.000 € (≈ 136.964.100 Ft)
 Living space: 329 sq. m.
 Plot size: 1.495 sq. m.
 Type of house: Apartment building
 Commission Rate: Direct contact with the provider for 5 EUR, Subject to commission: yes



Property description:

This spacious, solidly constructed house, built in 1995, offers numerous possibilities with approximately 420 m² of living space on three floors – whether for a large family, as a multi-generational home, or with separate living units for guests or for rental purposes.

The property is divided into two main living units and a separate apartment. Upon entry, the house impresses with its bright, spacious rooms and well-thought-out layout.

The ground floor houses the first living unit, featuring a large bedroom with en-suite bathroom, a kitchen with a pantry, a dining room, and a living room with a conservatory. A fireplace open on both sides between the dining room and living room creates a cozy atmosphere. The kitchen, conservatory, and living room lead directly to the terrace. The separate apartment includes a living room, a bedroom, a bathroom with a toilet, and an anteroom.

The upper floor offers two additional bedrooms, a kitchen, a living room, a bathroom with a toilet, as well as an office, an ironing room with an ironing press, and a spacious storage room.

The entrance area of the house also features a garage and a large summer kitchen with its own access to the terrace. Two separate multi-purpose rooms with billiards and table tennis tables, as well as fitness equipment, expand the recreational offerings. Two large attic rooms are also available.

Outdoor area:

The lovingly landscaped garden extends over approximately 1,500 m² on a gentle slope. Arranged across three terraces, with an artificial stream, numerous trees, and seating areas, it invites you to relax. A special highlight is the covered pool with attached technical equipment in the tiled basement.

A wall approximately 2 meters high protects the property; the front garden features two entrance gates (one remote-controlled), the access to the garage, and additional parking spaces. A brick tool shed of approximately 50 m² also offers ample storage space.

Features:

Living space: approx. 420 m²
 Plot area: approx. 1,500 m²
 Year of construction: 1995, solid construction
 Residential units: 3 (including granny flat)
 Partial basement with 3 cellar rooms
 13 rooms in total, including 4 bedrooms, 3 kitchens, 3 living rooms, 3 bathrooms with toilets + 3 separate toilets
 Gas-fired central underfloor heating (built in 1995)
 Conservatory (approx. 10 m²)
 Terrace (approx. 45 m², shaded by an awning)
 Fireplace
 Outdoor pool with roof
 Insect screens in all rooms
 Internet/Electricity: Residual current device, modern fittings

Utilities (non-binding, 3-person household):
 Total: approx. €225/month

Gas: approx. €30
 Electricity: approx. €70
 Water: approx. €80
 Tax: approx. €15
 Insurance: approx. €25
 Garbage collection: approx. €5

Conclusion:

An exceptional property with plenty of space, complete amenities, and an excellent layout. Whether as a prestigious family home, a multi-generational home, or a combination of living and working – numerous living dreams can be realized here. The well-maintained garden with pool and the generous space make this property a true gem in Bodajk.

Furnishings: All connections available

Location: Bodajk – Nature, Tradition, and Relaxation in the Vértes Mountains

Bodajk is a small, traditional town at the foot of the Vértes Mountains in western

Hungary. It is primarily known as a pilgrimage site with the baroque "Mária-kegyhely" church, which attracts numerous pilgrims and visitors every year. Bodajk is also an excellent starting point for hikes and excursions into the surrounding hilly landscape – particularly popular is the Bodajker-tó, an idyllic bathing lake on the outskirts of town that provides a refreshing dip in the summer.

The region combines nature experiences, Hungarian hospitality, and a taste of authentic village life. If you are looking for peace and quiet while still being well-connected, this is the place for you.

Distances:

Vienna: approx. 200 km (approx. 2 hours 20 minutes drive)

Budapest: approx. 70 km (approx. 1 hour drive)

Keszthely on Lake Balaton: approx. 120 km (approx. 1 hour 40 minutes drive)

Bodajk is ideally located for excursions to the Hungarian capital, Lake Balaton, or even for a weekend trip to Vienna – and at the same time, it is a quiet place to enjoy nature.

The house is in a quiet location on the outskirts of the city. Access is via an alley at the edge of the forest. Bodajk is easily accessible via the federal highway 81 or by train from Győr.

Miscellaneous:

As the buyer of this property, you will pay 2.54% including Hungarian VAT of the purchase price upon presentation of the invoice and signing the purchase agreement. This price includes:

- Land registry review for encumbrances and owner's rights
- Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany)
- A German translation of the purchase agreement
- All utility changes such as electricity, gas, water, garbage, etc.

Commission Rate:

.

Contact the seller directly for 5 EUR

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



