



Property ID44059



(AAA) Exclusive equestrian property with panoramic views near Siófok on Lake Balaton



Price: 2.990.000 € (≈ 1.085.609.200 Ft)

Living space: 950 sq. m.

Plot size: 76.000 sq. m.

Type of house: Villa

Commission Rate: , Subject to commission: no



Property description:

Exclusive equestrian estate with panoramic views near Siófok on Lake Balaton.

A rare opportunity on the southern shore of Lake Balaton: For sale is a contiguous private estate with an area of over 76,000 m², whose special value lies not least in its legal status. The estate is registered as land outside the scope of the Hungarian Land Code.

As a result, the property is not subject to the restrictions that usually apply to agricultural and forestry land. There are no public tender or posting requirements, nor are there statutory rights of first refusal or other acquisition restrictions. This special legal status represents a significant advantage for investors and sustainably increases the property's appeal.

Just a few kilometers from Siófok, one of the most popular tourist centers on the southern shore of Lake Balaton, this exceptional estate is situated amidst an idyllic hilly landscape, surrounded by forests and unspoiled nature. The location guarantees absolute privacy and tranquility.

The centerpiece of the estate is a three-story, castle-like equestrian residence perched on a hilltop, offering breathtaking panoramic views of the surrounding landscape. This elevated position combines exclusivity, discretion, and an exceptional vista.

The exclusivity of the property is further enhanced by a 1.5-hectare natural lake, located directly adjacent to the residence and fed by its own natural spring. The lake boasts excellent water quality and abundant fish populations, and is a striking natural feature that lends the entire estate a distinctive ambiance and unique character.

The estate's entire infrastructure is self-sufficient, including a dedicated transformer, a deep well, a water treatment plant, and a modern wastewater treatment facility. A photovoltaic system covers approximately 50% of the energy needs, contributing to sustainable operation.

This striking building, with its tower and unique 360-degree panoramic views, is ideally suited as a prestigious family residence for multiple generations, as well as

an an exclusive boutique hotel, hunting lodge, luxury guesthouse, or event venue.

Part of the building is currently occupied, while the remaining areas are in an extended shell construction phase and can be completed according to the new owner's individual preferences.

Extras

First-class quality

Fountain

Solar panel

Planned or feasible features include:

- An exclusive spa area with a swimming pool and sauna
- A private cinema
- A fitness and training area
- 12 to 15 elegant bedrooms or guest suites

An impressive tiled stove, integrated into the central heating system, creates a particularly cozy atmosphere.

The property also includes covered haylofts and storage areas, outbuildings, and a spacious attic above the riding arena, ideal for storing animal feed. Two separate apartments are available for employees in a separate building.

Furthermore, there is the option to purchase additional adjacent land and expand the property.

This exceptional property offers a rare opportunity for discerning buyers seeking a prestigious country estate, an exclusive tourism project, or a sound investment with long-term development potential in close proximity to Lake Balaton.

Furnishings:

Public utilities

Water connected

Electricity connected

Sewer connected

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 you conclude 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, waste disposal, etc.
- Property management for the first year (only available within a 25 km radius of Hévíz)

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









