



Well-maintained holiday home in a quiet location

Price:	99.700 € (≈ 36.321.707 Ft)
Living space:	140 sq. m.
Plot size:	430 sq. m.
Type of house:	Country house
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Current notice: The price is 34,900,000 Forints.

Due to the current high exchange rate fluctuations, we are unfortunately unable to update the displayed EUR price daily.

A two-story holiday home with 140 m² of living space in the Csokonyavisonta holiday area.

The house is situated on a 430 m² plot. As you can see in the pictures, it is solidly built, in good condition, and ready to move into.

Layout:

Ground floor: 2 bedrooms + 1 guest room, hallway, kitchen, dining room, bathroom with toilet, utility room.

Upper floor: 2 bedrooms, bathroom with toilet.

The house is fully equipped, heated by gas convectors, and has air conditioning.

The house is connected to the sewage system. The tiled roof is in good condition. There is a storage shed in the yard. The ownership is settled, the house is free of legal disputes and encumbrances, and can be occupied at short notice.

The house is located on a quiet side street, and the spa town is 100 meters away.

Furnishings:

Completely

Location:

Csokonyavisonta – A Tranquil Thermal Spa Idyll in the Heart of Somogy

Located in the southern part of Somogy County, Csokonyavisonta is a charming, tranquil town, best known for its popular thermal spa. For decades, its natural, mineral-rich thermal springs have attracted visitors seeking relaxation, therapeutic treatments, and rejuvenation.

The town boasts a pleasantly cozy atmosphere: wide streets, lush greenery, small shops, friendly locals – and, of course, the relaxing thermal spa, which can be

enjoyed year-round. The outdoor pool and indoor facilities offer both wellness and medical treatments, making Csokonyavisonta ideal for health-conscious vacationers and those seeking peace and quiet.

The surrounding area is typical of southern Hungary: expansive fields, rolling forests, small lakes, and abundant unspoiled nature. Walks, bike rides, and exploring the southern Hungarian countryside offer wonderful opportunities to escape the everyday hustle and bustle. Other small villages, regional restaurants, and nature reserves are just a few kilometers away, and larger cities are also easily accessible.

Distances from Csokonyavisonta

Vienna: approx. 260 km
→ about 2 hours 50 minutes drive

Budapest: approx. 215 km
→ about 2 hours 20 minutes drive

Keszthely on Lake Balaton: approx. 95 km
→ about 1 hour 10 minutes drive

Conclusion:

Csokonyavisonta is a wonderful destination for anyone who appreciates thermal baths, nature, and tranquility. The town is perfect for wellness holidays, relaxing weekends, or as a place to live for expats seeking a quiet, authentic, and well-connected village in southern Hungary.

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

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 such as electricity, gas, water, 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
- Involvement of an English-speaking notary (lawyer)
- 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











