



(BAA) Energy-independent country house with log cabin & sauna on a 7000 m² panoramic...



Price:	185.500 € (≈ 67.447.800 Ft)
Living space:	146 sq. m.
Plot size:	6.985 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Current note: The price is 64,900,000 Forints.

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

We are offering a family home for sale in Pogányszentpéter, just 15 minutes from Nagykanizsa, with extremely low running costs. This home will meet all your needs and includes a separate log cabin guest house.

The main house: Energy efficiency and spacious rooms

This two-story house was built in 2002 using prefabricated construction technology by Pannon-Wolf. The wall construction with multi-layered thermal insulation (Austrotherm and fiberglass) guarantees above-average thermal insulation and quiet operation.

Living area (146 m²): The light-filled living room with its large windows and the dining room with open-plan kitchen form the heart of the house. There are also three separate bedrooms, a bathroom, a guest toilet, a hallway, and hardwood floors.

Special Features: From the living room, you have direct access to a 30 m² terrace and a heated conservatory, allowing you to enjoy the outdoors even in winter. A unique tiled stove creates a cozy atmosphere in the living room, while air conditioning ensures pleasant coolness in summer.

Basement (56.8 m²): The garage, spacious storage rooms, and the heart of the house, the utility room, are located here.

Energy Efficiency – Low Utility Costs

The property is designed for low maintenance:

Hybrid Heating System: Gas circulating boiler, supplemented by a 1000-liter buffer tank and a solar thermal system (for hot water and heating).

Self-Sufficient Energy Supply: The installed solar panels significantly reduce or

eliminate electricity costs.

Security Solutions: The building features a high-quality, thermally insulated Schiedel SIH chimney system.

Guesthouse and Wellness: The Charm of a Log Cabin

On the neighboring property is a separate log cabin constructed from 18 cm thick pine logs. This cozy building is ideal for guests, relatives, or as a private retreat.

Features: Heated gallery with larch wood paneling.

Private Wellness Area: The house also has its own sauna with a separate relaxation area.

The Property: No Neighbors, Panoramic Views, and Privacy

The 6,985 m² property is situated on a double plot on the edge of town, meaning you have only one direct neighbor.

Well-Maintained Garden: The garden is planted with evergreen shrubs and ornamental plants and is located on a west-facing slope, offering magnificent panoramic views of the surrounding area.

Surroundings: The privacy of the property is ensured by a fence made of sand-lime bricks and wood, as well as by natural variations in the terrain.

This property is the perfect choice for anyone seeking a modern, technologically advanced home where entertaining guests is not a compromise, but an experience.

... Helyiség Alapterület Padlóburkolat

Nappali 33.50 m² Járólap

Étkező 13.10 m² Járólap

Konyha 15.00 m² Járólap

Szoba 11.90 m² Laminált padló

Szoba 11.80 m² Laminált padló

Szoba 14.40 m² Laminált padló

Fürdő 8.40 m2 Járólap
WC 1.50 m2 Járólap
Közlekedő 17.30 m2 Járólap
Előtér 5.40 m2 Járólap
Télikert 13.60 m2 Járólap
Garázs 21.00 m2 concrete
Tároló 19.90 m2 concrete
Közlekedő 11.10 m2 concrete
Kazánház 4.80 m2 concrete

Furnishings: Completely

Location: Pogányszentpéter is a quiet and idyllic village in Somogy County in southwestern Hungary. The village is nestled in a charming landscape of rolling hills, forests, and agricultural countryside. Those seeking relaxation, tranquility, and an authentic Hungarian rural experience will find ideal conditions here. The surrounding area invites leisurely walks, bike rides, and nature observation. At the same time, the region offers numerous opportunities for excursions to historic towns, thermal baths, and cultural attractions.

The location is particularly appealing to those who wish to escape the hustle and bustle of everyday life and experience authentic Hungary. The friendly village community, the natural surroundings, and the comparatively low cost of living also make Pogányszentpéter attractive to expats and retirees.

The Austrian capital, Vienna, is approximately 240 kilometers away and can be reached by car in about three hours. Budapest is about 220 kilometers away, which corresponds to a driving time of approximately two and a half to three hours. The popular Balaton region, with Keszthely on the western shore of Lake Balaton, is only about 70 kilometers away and can be reached in approximately one hour by car.

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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 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

























