



## Large panoramic dream property near the Austrian-Hungarian border



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| Plot size:       | 18.671 sq. m.                                                                     |
| Price:           | 99.000 € (≈<br>35.966.700 Ft)                                                     |
| Type of usage:   | Living                                                                            |
| Commission Rate: | 2.54% of the<br>purchase price<br>including VAT,<br>Subject to<br>commission: yes |



Property description: 35,000,000 HUF

In the enchanting natural landscape of the Őrség region, we offer for sale a nearly two-hectare inland building plot in Kercaszomor, providing exceptional opportunities for those seeking proximity to nature, tranquility, and complete privacy.

The plot comprises three cadastral units and is located in one of the quietest and most peaceful areas of Kercaszomor. Although easily accessible, the surroundings offer complete seclusion and undisturbed peace. Access is via a paved, gravel road, easily reached from the main road.

The plot, with its breathtaking panoramic views, has the distinct advantage of being virtually neighbor-free, providing a true sense of living in nature. It is listed as undeveloped land in the title deed.

The setting is unique: the nearly two-hectare area is surrounded by meadows, rows of trees, and natural avenues, ensuring peace, fresh air, and uninterrupted views. Utility lines are available in the street in front of the property.

This property is ideally suited for creating a nature-oriented home, keeping animals, setting up a small business, or for anyone seeking a place where the rhythm of nature dictates daily life.

A rare opportunity in the Őrség region: a place where tranquility, panoramic views, and proximity to nature converge.

Furnishings: Water  
Electricity  
Gas  
Sewers  
in the street

Location: Kercaszomor is a small village in western Hungary, in Vas County, near the Őrségi National Park. The village has a population of approximately 200-300. Kercaszomor attracts visitors with its beautiful natural landscape and tranquil atmosphere, making it an ideal place for complete relaxation.

Among the village's attractions are the Szomoróci bell tower, notable for its rock-and-roll architecture and the bell donated to commemorate the liberation from the Yugoslav regime. Other points of interest include the Church of St. Anthony of Padua, the cemetery with the ruins of the Church of St. Wenceslas, and the Kódisállásos House. Near Kercaszomor, the "Hello, Neighbor" memorial park on the Hungarian-Slovenian border is another popular spot.

From the village, you can access the hiking trail to Kis-hegy, which offers a beautiful view of the surrounding landscape. The Rockenbauer Pál Dél-Dunántúli Kéktúra trail and the Green Paths also run through the village, providing a variety of options for nature lovers.

Őriszentpéter is just a few minutes away, offering additional services and community events. Furthermore, Kercaszomor is located near the Slovenian and Austrian borders, making it easy to explore across the border. The village is therefore an ideal choice for those seeking proximity to nature and the tranquility of rural life.

#### 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

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|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commission Rate:             | <p>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:</p> <ul style="list-style-type: none"> <li>- Verification of the land register for encumbrances and ownership rights</li> <li>- Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany)</li> <li>- A German translation of the purchase agreement</li> <li>- All utility transfers such as electricity, gas, water, waste disposal, etc.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Remarks:                     | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| General business conditions: | <p>We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Miscellaneous:               | <p>Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on <a href="http://www.ungarn.online">www.ungarn.online</a></p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>- Create an application in which you describe exactly which property is desired on the page <a href="https://ogy.de/gesuch">https://ogy.de/gesuch</a></li> <li>- Suggestions for suitable properties from various channels and from private sellers until you have found the right property</li> </ul> |

-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](http://www.immocenter-ungarn.com)



