



xxxExclusive opportunity to realize a dream in the national park

Price:	195.000 € (≈ 70.843.500 Ft)
Living space:	350 sq. m.
Plot size:	6.972 sq. m.
Type of house:	Apartment building
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Current note: The HUF price is 68,990,000.

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

The Órség National Park is one of Hungary's most extraordinary natural gems, where pristine nature, rolling hills, untouched forests, and clean air offer a unique quality of life. The small, tranquil village of Szaknyér is one of the hidden pearls of the Órség, where the proximity to nature, the peace, and the harmony of rural life welcome visitors. The surrounding area offers excellent opportunities for hiking, cycling, nature exploration, and relaxation.

In this wonderful setting, we are offering a plot of land of nearly 7,000 m² for sale, on which stands a building with an area of approximately 350 m², currently used as a youth camp, which offers numerous other potential uses.

''' Part of the building comprises a separate living area of approximately 120 m², consisting of two bedrooms, a living room, two bathrooms, a storage room, and a cozy, spacious terrace. This could provide an ideal home for the new owner, while the rest of the property can continue to be used for business or tourist purposes.

The property also includes six separate guest rooms, currently used as youth accommodation. Equipped with bunk beds, these rooms are suitable for larger groups. Guests have access to two separate bathroom facilities.

The property also features a kitchen designed according to HACCP regulations and an adjoining dining room that can accommodate approximately 40–50 people

at a time. This creates ideal conditions for hosting camps, group events, family gatherings, training courses, or even corporate programs.

The building is heated by a gas boiler.

Across from the main building, there are additional outbuildings and storage rooms, offering the potential to create apartments, additional accommodations, or other uses.

: . . . The expansive, park-like grounds offer ample space for numerous outdoor activities. It is ideally suited for sporting events, children's programs, craft camps, nature-based activities, community events, or even forest school-style programs.

Another unique feature of the building is a beautifully preserved, cozy vaulted cellar, providing additional storage space.

The property's versatility is virtually unparalleled: it can continue to operate as a youth hostel or camp, but it is equally well-suited as a guesthouse, bed and breakfast, event center, creative hub, health and wellness center, retirement home, or even a multi-generational family business.

If you are looking for a property that combines a home, a business opportunity, and a high quality of life enhanced by exceptional natural surroundings, this

property in Szaknyér could be an exceptional choice.

Furnishings:

Gas
Water
Electricity

Location:

Szaknyér is a small village in western Hungary, in Vas County, Körmend District. It covers an area of just 293 hectares, making it the smallest administrative municipality in Vas County. The population currently numbers around 43, forming a friendly and close-knit community.

The village's history dates back to the Middle Ages, when it was first mentioned in documents as Szatmér. A linden tree, planted to commemorate the coronation of Maria Theresa, is still visible in Szaknyér today.

Its location provides a tranquil and peaceful environment, ideal for nature lovers. The nearby Őrségi National Park offers opportunities for hiking and discovering the beauty of nature. The village is well-connected to surrounding villages, such as Őriszentpéter, making it easy to experience the local culture and traditions.

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











