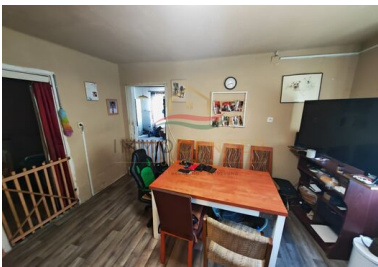




(BBA) House in need of renovation in a quiet area



Price: 45.500 € (≈ 16.576.105 Ft)

Living space: 54 sq. m.

Plot size: 3.512 sq. m.

Type of house: Detached house

Commission Rate: 2.54% of the purchase price,
Subject to commission: yes



Property description:

Current note: The Forint price is 15.90 million HUF.

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

The building is situated on a 3,512 m² plot and is of mixed construction. The current owner has carried out minor renovations; further renovations are available to the new owner as needed. Some windows and doors have been replaced, and air conditioning has been installed. The house has two bedrooms, a dining room, a kitchen, and a bathroom with a toilet. It is connected to the electricity and water supply, and gas is available at the street. The house is heated by a fireplace and air conditioning. There is no central sewage system in the development; a septic tank is located in the garden. The roof is of average quality and covered with tiles. Outbuildings in the garden include barns, a wooden shed, a storage shed, and a carport.

Location:

Nagyszakácsi – Village of the “Royal Chefs,” Rural Life & Somogy Charm

Nagyszakácsi is a small village in the southwestern part of Transdanubia, in Somogy County, near Marcali. Only about 450 people live here (as of 2025), surrounded by fields, orchards, and small forests. You immediately notice: This is not a mass-tourism resort, but a truly peaceful, unspoiled place, the kind you can still find in the countryside of western Hungary.

What makes Nagyszakácsi special is its history – and its food. The village is known as the “Home of the Royal Chefs”: As early as the late Middle Ages, Hungarian rulers like King Matthias are said to have gifted land here to chefs who cooked for the court. This tradition lives on today as part of the village's identity.

This has blossomed into a truly wonderful village festival: Every summer, around the village square (“Szakácsok tere,” roughly translated as “Cooks' Square”), there are cooking competitions, bread and oven dishes baked in traditional brick ovens, local specialties, wine stalls, music, street performers, and a touch of medieval/Renaissance atmosphere. At these events, professional chefs, amateur cooks, and even teams of mayors from the region compete against each other – cooking, tasting, and celebrating all take place openly. Visitors can sample the dishes directly, often prepared according to old recipes dating back to the time of

King Martin, using traditional ingredients and an open fire instead of high-tech kitchens.

During the day, these festivals feature a street market, crafts, games for children, live music until the evening, and wine tastings from the Somogy/Zala region. The whole thing feels less like a "tourist event" and more like a "village festival to which guests are expressly welcome" – very cozy, very Hungarian.

If you love experiencing authentic village cuisine, Nagyszakácsi is a little-known gem.

Location & Experience

Nagyszakácsi is located not far from the western shore of Lake Balaton (Keszthely / Hévíz / thermal and wine region), but just far enough away to offer a noticeably quieter atmosphere. By car, you can quickly reach Lake Balaton for swimming or a stroll – and just as quickly return to the countryside, where the evenings are dark and quiet, and you see stars instead of beach lights. The area is perfect for people who want to enjoy a few days of fresh country air, perhaps rent a guesthouse or visit relatives, while still having Lake Balaton and a thermal spa within easy reach.

Distances (by road, approx.)

Budapest ↔ Nagyszakácsi: As the crow flies, it's about 172 km.

By road, the realistic distance is around 200 km, which is roughly a 2.0–2.5 hour drive. This also aligns with the distances Budapest ↔ Marcali (approx. 183 km) plus the short stretch Marcali ↔ Nagyszakácsi (approx. 17 km). This distance is therefore a good practical guideline for weekend trips from Budapest.

Keszthely (Western Shore of Lake Balaton) ↔ Nagyszakácsi:

By car, it's about 36 km. This is easily doable as a day trip: in the morning, enjoy the Balaton promenade and Festetics Palace in Keszthely, and in the afternoon, relax in Nagyszakácsi.

Vienna ↔ Nagyszakácsi:

As the crow flies, we are roughly 200 km away (Nagyszakácsi is located southeast of Lake Balaton, Vienna northwest of it). In practice, this is a journey of approximately 2.5–3 hours / about 230–240 km, depending on the route (A2/S31 → Western Hungary → Somogy).

For Austrians, this is truly a "Let's go on Saturday, eat, taste wine, and sleep in the countryside" destination, without having to drive halfway across Europe.

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
- 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

