



(BAA) Idyllic country house for comfortable living: First occupancy after renovation ...



Price:	99.800 € (≈ 36.434.984 Ft)
Living space:	90 sq. m.
Plot size:	4.500 sq. m.
Type of house:	Country house
Commission Rate:	1.21% of the purchase price including VAT, Subject to commission: yes



Property description:

Welcome to your new home, a charming country house redesigned with attention to detail and modern comforts. This property exudes a welcoming atmosphere and, with its three rooms and a generous living area of 100 m², offers ample space for your individual living needs. The two bedrooms are flooded with light and promise peaceful nights, while the bathroom with a window and shower provides a refreshing feel-good experience – enjoy the natural light that puts you in a good mood every day. An additional guest toilet completes the well-thought-out room layout and provides additional comfort.

Here you will find the perfect retreat or a creative playground for your ideas.

Why this house is ideal for expats:

Move in & feel at home: Completely renovated in 2025, then first occupancy – modern technology & clear room layout.

Comfort on one level: Suitable for seniors, 3 easily usable rooms, 2 bathrooms + guest toilet, terrace.

Independent & suitable for everyday use: Central heating with wood, fresh water + sewer + private well, cable internet, 3x380 V high-voltage current – ideal for a workshop, power tools & home office.

Secure parking & storage: Carport + garage, additional attic.

Layout & features (brief overview):

Living/dining room with access to the terrace

2 bedrooms, 2 natural light bathrooms (shower/window) + separate guest toilet

Tile floors throughout the house (easy to maintain)

Central heating (wood), newly renovated – first occupancy 2025

Secondary use: Attic, garage/carport – space for hobbies & storage.

Who is this property suitable for?

Expats and newcomers looking for ready-to-move-in properties at a fair price

Home office and crafting, thanks to high-voltage power (3x380 V), cable internet,

and storage space

Vacation home buyers who value nature and tranquility (suitable as a vacation home)

Is the house immediately habitable?

Yes. It has been renovated (2025) and is being offered as a first-time occupant.
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Is it suitable as a vacation home?

Yes – the seller describes it as suitable as a vacation home.
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What utilities are available?

Fresh water, sewer, well, cable internet, 3x380 V high-voltage power.

Furnishings:

This country house impresses with its high-quality furnishings and well-thought-out construction. The easy-care tiled floor not only provides an attractive appearance, but is also extremely practical and hygienic. Tiles are ideal for any room, as they are easy to clean and provide pleasant warmth underfoot. The wood-fired central heating system provides cozy warmth and a comfortable living environment, while being environmentally friendly and sustainable. After extensive renovations in 2025, the house shines in new splendor and offers you the luxury of a first-time occupant.

- High-quality tiles throughout the house
- Central heating with environmentally friendly wood heating
- First-time occupant after extensive renovations
- Practical window in the bathroom for natural light
- Attic for individual use

Fresh water, sewer, cable internet, 3x380 volt high-voltage power available

Location:

Lábod – Forests, Peace & Small Discoveries in South Somogy

Lábod is located in the south of Somogy County, directly on National Road 68 between Kaposvár and Nagyatád. The Belső-Somogy Forest begins all around,

with quiet streams, ancient oak trees, and popular walking trails – ideal for taking a breather, cycling, and spending weekends close to nature. The town has a small local/hunting theme (including the Village Museum/Vadászati connection), while the surrounding area features the Nagyatád Sculpture Park and – as a family highlight – the Kászó Forest with its narrow-gauge railway (Erdei kisvasút) for relaxing forest excursions.

Distances (road, approx.):

Vienna ↔ Lábod: ~290 km (approx. 3 hours + depending on the route).

Budapest ↔ Lábod: ~223–224 km (about 2 hours 30 minutes).

Keszthely (Balaton) ↔ Lábod: ~79 km – good as a day trip.

Good to know: The nearest urban hub is Nagyatád (~9 km) with shopping and public transport connections; the extensive forests around Lábod are a popular excursion area with some protected old trees and quiet picnic areas.

Miscellaneous:

Whether you're looking to buy a property in Hungary or sell your property: Immocenter Hungary is your competent and trusted local partner. With our many years of experience, excellent market knowledge, and personal support, we will guide you safely and transparently through the entire buying or selling process.

Tip: Look for our unique A-B-C classification in the title of our properties! The meaning of this classification is explained in detail on our homepage.

Property Check – Security Before You Buy

Have you already found a property and want to be sure that the price and condition are correct? Our certified building expert will thoroughly inspect your dream property and assess the appropriate purchase price. This way, you can avoid expensive surprises – because in Hungary, "sold as seen" usually applies, and subsequent complaints about defects are hardly enforceable.

Individual advice – personal, independent, and fair

If you wish, you can enter into an independent consulting contract with us – of

course, this is voluntary and not tied to a specific property. Our service includes:

Detailed recording of your search criteria in a personalized search profile
 Suggestions of suitable properties – until you find your dream property
 Joint viewings including a thorough risk assessment by our building expert and energy consultant (within a radius of approximately 50 km from Hévíz/Keszthely)
 Support and assistance with all purchase formalities
 Provision of a German-speaking notary or lawyer
 Provision of a German purchase agreement translation and support from a German-speaking lawyer
 Support with re-registering for electricity, gas, water, etc.
 Upon request: reliable property management during your absence

Immocenter Hungary – safe, competent, and always by your side.
 We look forward to meeting you personally and making your dream of owning a property in Hungary a reality!

Commission Rate:

As the buyer, you will pay 1.21% (including VAT) of the purchase price 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











