

# LANDHAUS UNGARN

*Wohnen am Wasser*

NUR 20 METER BIS ZUR ZÁTONYI-DONAU

IHR ZUHAUSE  
IN DER NATUR

*Natur. Ruhe.  
Lebensqualität.*

Property IDLUX001



102 m<sup>2</sup>  
WOHNFLÄCHE



3  
SCHLAFZIMMER



2  
BADEZIMMER



248 m<sup>2</sup>  
GARTEN



102 m<sup>2</sup> residential building only 20 meters from the Zátonyi Danube



Price: 221.000 € (≈ 80.355.600 Ft)  
Living space: 102 sq. m.  
Plot size: 248 sq. m.  
Type of house: Country house



Property description:

In Dunasziget, on a quiet asphalt street, just 20 meters from the banks of the Zátonyi Danube, this well-maintained, two-story house with 102 m<sup>2</sup> of living space is for sale. The beach is only about 200 meters away and easily accessible on foot.

Whether as a permanent residence, a weekend getaway, or an attractive investment property, this property offers numerous possibilities.

The ground floor comprises a bright living room, a bedroom, a kitchen, a bathroom, a utility room, and a hallway.

The upper floor features two additional bedrooms and a second bathroom, providing ample space for families or guests.

The house has been continuously maintained and is in excellent condition. It is heated by a modern gas central heating system with radiators. The electrical wiring has also been updated. The property is fully serviced and includes a private well for garden irrigation.

The property is registered as a weekend home in the land registry, but financing through a bank is possible.

The 248 m<sup>2</sup> property has been lovingly landscaped. Flowering plants, well-maintained pathways, and a pleasant atmosphere make the garden a small oasis of well-being. Thanks to the paved courtyard, maintenance is minimal – leaving more time for relaxation.

A particular highlight is the 16 m<sup>2</sup> covered terrace, which can be used as an additional outdoor living room from spring to autumn.

The property also includes a practical wooden garden shed for storing bicycles, fishing gear, or garden tools.

Three private parking spaces are available directly in front of the house.

The immediate proximity to the Danube makes this property particularly attractive. Fishing, kayaking, stand-up paddleboarding, cycling, or simply enjoying the

tranquility of nature – all of this begins practically right outside the front door.

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| Furnishings:     | <p>Living area: 102 m<sup>2</sup><br/> Plot: 248 m<sup>2</sup><br/> Living room + 3 bedrooms<br/> 2 bathrooms<br/> Utility room<br/> 16 m<sup>2</sup> covered terrace<br/> Gas central heating<br/> Updated electrical wiring<br/> Well<br/> Wooden garden shed<br/> Low-maintenance ornamental garden<br/> 3 parking spaces<br/> Financing available</p>                                                                                                                                                                                                                    |
| Location:        | <p>Dunasziget is one of the most popular places in the Szigetköz region and is known for its unique water landscape. The Zátonyi Danube is only about 20 meters from the house, and the bathing beach is about 200 meters away. The surrounding area offers ideal opportunities for fishing, boating, cycling, and relaxation. Győr is a short drive away, as are the Austrian and Slovakian borders.</p>                                                                                                                                                                    |
| Miscellaneous:   | <p>The house is registered as a weekend home, but financing is still possible. It is suitable as a permanent residence, a holiday home, or an investment property.</p>                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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> |

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| 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:               | <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> <li>- Joint inspection of your dream property &amp; Risk assessment by our building expert &amp; Energy advisor (within a radius of Héviz   Keszthely 30 km)</li> <li>- Support in handling all purchase formalities</li> <li>- ion of an English-speaking notary (layer)</li> <li>- English sales contract translation</li> <li>- Re-registration of all providers such as electricity, water, gas etc.</li> <li>- Housekeeping during your absence</li> </ul> |

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)













