



(BAA) XXMWXX Spacious country house with 4,044 m² of land, pond and numerous outbuil...



Price:	185.000 € (≈ 67.266.000 Ft)
Living space:	183 sq. m.
Plot size:	4.044 sq. m.
Type of house:	Country house



Property description:

For those seeking more than just a house in Hungary—something spacious, surrounded by nature, and offering a wealth of possibilities—this property presents an exceptionally versatile option.

This well-maintained country house is located near Marcali in Somogy County and offers ample space on approximately 4,044 m² of land, perfect for individual living, keeping animals, self-sufficiency, hobbies, and a workshop.

Built around 1990, the house offers approximately 183 m² of living space spread over two levels. While some of the furnishings are older, the property has been well-maintained and conveys a solid, comfortable atmosphere. A particularly charming feature is the traditional tiled stove, which lends the spacious living area a typical rural ambiance.

Plenty of space for family and guests

The ground floor comprises a large kitchen with a dining area, a living room, two bedrooms, a generous bathroom, and a separate guest toilet. Air conditioning and the large tiled stove provide added comfort.

The upper floor offers another living room, two bedrooms, a bathroom with a shower, a separate toilet, and a balcony. This makes the house ideal for a larger family or for owners who regularly entertain guests.

The roof is insulated, and the windows are double-glazed.

A property for those who love space

A particular highlight is the over 4,000 m² plot with its mature trees. Numerous large trees provide pleasant shade in the summer and lend the property a secluded, natural character.

A private garden pond, various seating and retreat areas, and a barbecue area create an atmosphere rarely found in a typical house.

Especially for buyers emigrating to Hungary who desire a life with more nature and open space, the property offers interesting possibilities – from a large

vegetable and leisure garden to partial self-sufficiency or animal husbandry.

Garage, workshop, stables, and plenty of usable space

The numerous outbuildings also make this property particularly appealing.

Among other features, the property includes a large garage with an inspection pit, a well-equipped workshop, stables for animals, a separate woodshed, laundry and boiler rooms, and a party/recreation room.

This makes the property particularly attractive to tradespeople, mechanics, animal owners, and those seeking self-sufficiency – or simply anyone who wants ample space for their hobbies.

Good basic technical equipment

The property has sewer and gas connections, as well as its own deep well. Heating can be provided by either gas or solid fuels.

Internet access is available through Telekom. Furthermore, a Wi-Fi-based camera surveillance system is already in place.

Our conclusion

This property scores less with state-of-the-art equipment and more with its size, substance, and potential.

183 m² of living space, five bedrooms, two living areas, over 4,000 m² of land, mature trees, private pond, garage, workshop, stables and numerous other outbuildings combine to create a package that is particularly interesting for emigrants who want to live permanently in Hungary and establish their personal center of life with plenty of space.

Furnishings:

Sewer connection, gas connection, deep well

Location:

Marcali is a small, charming town in Somogy County in western Hungary – just a few kilometers south of Lake Balaton. From a tourist perspective, Marcali is a true hidden gem for those seeking relaxation, nature, and Hungarian hospitality away from the main tourist crowds.

The town offers a pleasant blend of a tranquil small-town atmosphere and good infrastructure. The Marcali Thermal Bath is particularly popular, offering relaxation in its therapeutic and adventure pools. The well-maintained parks, small cafes, and friendly town center invite visitors to linger.

Thanks to its proximity to Lake Balaton, Marcali is ideal for vacationers who want to enjoy the "Hungarian Sea" during the day and appreciate peace and quiet away from the hustle and bustle in the evenings. Cyclists and nature lovers will also find plenty to enjoy – the surrounding area is flat to gently rolling and perfect for excursions.

Distances from Marcali

To Keszthely (Lake Balaton): approx. 30 km
 → approx. 30–35 minutes by car

To Budapest: approx. 190 km
 → approx. 2–2.5 hours driving time

To Vienna: approx. 240 km
 → approx. 2.5–3 hours driving time

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





















