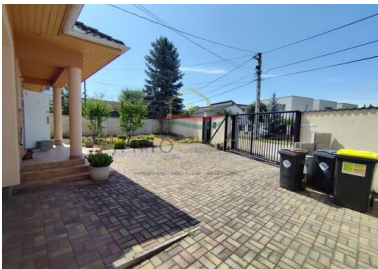




Property IDLux002



Spacious detached house with great potential in Győr-Kisbácsa, near Révfalu



Price: 476.000 € (≈ 173.411.560 Ft)
Living space: 162 sq. m.
Plot size: 720 sq. m.
Type of house: Detached house
Commission Rate: 1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

For sale is a well-maintained detached house built in 1997 on a 720 m² plot in Győr-Kisbácsa, near the popular Révfalu district.

The gross living area is 180 m², including an 18 m² garage. The ground floor offers approximately 162 m² of living space and boasts a well-designed layout with bright and spacious rooms – ideal for families.

The ground floor comprises a spacious living room, four separate bedrooms, a kitchen with a pantry, a utility room, a bathroom, and a separate WC.

A particular highlight is the already converted attic with an area of approximately 60 m². Connections, including gas, are already in place, allowing for the creation of additional rooms, a study, a hobby room, or even a separate apartment, depending on your needs.

The house has been continuously maintained and modernized. A photovoltaic system, which supplements the infrared heating, ensures low operating costs. In addition, the house features gas central heating with radiators and a traditional tiled stove. Further amenities include a central vacuum system, 7 cm of facade insulation, aluminum roller shutters with insect screens, an electric roller shutter for the terrace, and an electrically operated driveway gate.

From the living room, you have direct access to the covered terrace, which measures approximately 15 m² and provides a pleasant transition to the well-maintained garden. The property also boasts paved pathways and courtyards, a private well, a separate garden shed, and a garage. Additional parking spaces are available on the property.

This house offers ideal conditions for families who appreciate spacious living areas, a functional layout, and versatile living possibilities. The classic interior design also provides the opportunity to modernize and personalize the house according to your own preferences.

Four bedrooms on the ground floor, an attic with approximately 60 m² of potential living space, three different heating systems, a photovoltaic system, a well-maintained garden, and a thoughtfully designed floor plan – a property that already offers a high level of living comfort and simultaneously holds considerable

development potential for the future.

Four bedrooms on the ground floor, an attic with approximately 60 m² of potential for conversion, three different heating systems, a photovoltaic system, a well-maintained garden, and a well-thought-out floor plan – a property that already offers a high level of living comfort today and at the same time holds great development potential for the future.

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Furnishings:

- Photovoltaic system
- Gas central heating with radiators
- Infrared heating
- Traditional tiled stove
- Central vacuum system
- 7 cm facade insulation
- Aluminum roller shutters with insect screens
- Electric roller shutter on the terrace
- Electric driveway gate
- Garage (18 m²)
- Private well
- Garden shed
- Paved courtyard and garden paths
- Covered terrace (approx. 15 m²)
- Several parking spaces on the property

Location:	The house is located in Győr-Kisbácsa, a quiet and popular residential area in close proximity to Révfülsz. Schools, kindergartens, shops, public transport, and the city center of Győr are all within easy reach. The location combines peaceful living with excellent infrastructure and convenient transport links.
Miscellaneous:	This detached house is ideal for families seeking spacious living areas and versatile living possibilities. Four bedrooms on the ground floor, an attic with approximately 60 m² of potential living space, three different heating systems, a photovoltaic system, and a well-maintained garden already offer a high level of comfort. The classic interior design allows the new owners to modernize and personalize the house according to their own preferences – a property with great potential for the future.
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, 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

