



Property IDLux003



Fairytale-like, almost 100-year-old thatched farmhouse for sale in Győrújbarát



Price:	138.500 € (≈ 50.358.600 Ft)
Living space:	70 sq. m.
Plot size:	1.541 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

There are houses that are more than just four walls. This house tells a story.

On a quiet street on Győrújbarát Hill, you'll find a nearly 100-year-old, original thatched-roof farmhouse with a unique character. This traditional clay house was carefully renovated in 1999, consciously preserving its original charm and authentic atmosphere.

The living space of approximately 70 m² offers:

- Living room
- 1 bedroom
- Cozy kitchenette
- Bathroom with shower
- Historic cellar

The house features the lower ceiling height typical of historic farmhouses. This architectural feature lends the rooms their warm, cozy, and authentic atmosphere.

Original wooden beam ceilings, the fireplace, custom-made wooden furniture, traditional details, and the glazed doors to the garden make this house a truly special place.

The 1,541 m² lovingly landscaped property is a green oasis with mature trees, grapevines, bamboo, cedars, fruit trees, and numerous shady spots within a beautifully designed natural garden.

This property is particularly suitable for those who are not looking for an ordinary family home, but rather a home with soul. Ideal as a vacation home, weekend retreat, or a stylish residence for a couple.

The property is free of encumbrances and available at short notice.

This house doesn't just sell living space – it offers a high quality of life.

Here, days begin with birdsong, the scent of the thatched roof evokes memories of bygone days, and under the pergola, every summer evening feels like a mini-vacation.

A rare gem for those who appreciate authenticity, tranquility, and the unmistakable charm of a historic farmhouse.

Furnishings:	Original thatched farmhouse (approx. 100 years old) Clay house, lovingly renovated in 1999 Living room with fireplace 1 bedroom Cozy kitchenette Bathroom with shower Historic vaulted cellar Original wooden beam ceilings Custom-made fitted kitchen Furnished garden house Thatched woodshed Large pergola with seating area Park-like grounds with mature trees Fruit trees, grapevines, bamboo, and cedars Available immediately
Location:	Quiet location on Győrújbarát hill. The house is situated in a low-traffic area surrounded by nature and mature trees. Győr is just a few minutes away. Shops, restaurants, and all amenities for daily needs are nearby.
Miscellaneous:	This unique property is ideal as a holiday home, weekend retreat, or stylish residence for a couple. Due to its original construction, the house features the lower ceiling height typical of historic farmhouses. The property is free of encumbrances and available at short notice.
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











