



Property IDLux005



COUNTRY HOUSE FLAIR NEAR THE AUSTRIAN BORDER – RURAL RESIDENCE WITH POOL ON A 4,400...

Price: 295.000 € (≈
107.471.450 Ft)

Living space: 180 sq. m.

Plot size: 3.000 sq. m.

Type of house: Country house

Commission Rate: 1.27% of the
purchase price
including VAT,
Subject to
commission: yes



Property description:

In Répceszemere, in a tranquil and natural setting near the Austrian border, this exceptional country house is for sale. Here, traditional charm, high-quality living, and the peace of country life combine to create a harmonious whole.

Even upon arrival, the well-maintained property, with its park-like 4,400 m² grounds, white shutters, and lovingly landscaped garden, exudes a special atmosphere.

The house's original character has been preserved: solid clay and brick walls, exposed wooden beams, and traditional architectural elements lend the property its distinctive charm. In 2004, the house underwent extensive renovation and expansion. During this process, the water, electricity, and gas lines were completely renewed while maintaining the authentic country house character.

The total living space of approximately 280 m² is distributed as follows: around 180 m² on the ground floor, a 20 m² gallery, and a finished attic of approximately 80 m².

The heart of the house is the spacious living area with a gallery. The impressive ceiling height, exposed wooden beams, abundant natural light, and the fireplace create a warm and inviting atmosphere. From here, you have direct access to the approximately 20 m² covered terrace overlooking the garden and pool.

Room Layout:

- Spacious living area with gallery
- Kitchen with dining area
- 3 bedrooms

2 bathrooms

- Separate WC
- Gallery
- Converted attic

Gas central heating ensures comfortable living. Two fireplaces – one in the living area and one in the kitchen – create a particularly cozy atmosphere.

A special highlight is the lovingly landscaped outdoor area. The 8 x 4 meter pool,

the sun terrace, the sauna, and the expansive lawns offer ideal conditions for relaxation, recreation, and spending time with family and friends.

The spacious property guarantees privacy, tranquility, and a connection with nature – a place to arrive and feel at home.

This property is ideal for people who are looking not just for a house, but for a home with character, atmosphere, and a high quality of life.
...]

Furnishings:

- 4,400 m² plot of land
- Approx. 280 m² living space
- Approx. 180 m² ground floor
- 20 m² gallery
- Approx. 80 m² finished attic
- 3 bedrooms
- Spacious living area with gallery
- Covered terrace (approx. 20 m²)
- Gas central heating
- Fireplace in the living room
- Fireplace in the kitchen
- 1 bathroom
- Separate WC
- Sauna
- Swimming pool (8 x 4 m)
- Clay and brick construction
- Exposed wooden beams
- Shutters
- Extensive renovation and extension in 2005

Location:

Répceszemere is located in northwestern Hungary, near the Austrian border, and offers a peaceful, nature-oriented residential setting with a high quality of life. The surrounding area is characterized by meadows, fields, and small forests, making it ideal for nature lovers and those seeking tranquility. Shopping facilities, schools, and medical care are located in the nearby villages and are easily accessible. The towns of Kapuvár, Csorna, and Sopron, as well as the Austrian border, are within easy driving distance. The excellent transport connections also make the property

particularly attractive for commuters or as a weekend and holiday home.

Miscellaneous:	The property is in excellent condition and can be taken over by arrangement. Thanks to its generous living space, spacious grounds, and high-quality features, the property is suitable as a permanent family home, an exclusive holiday home, or a second residence. Viewings are possible at any time by prior appointment. All information is based on details provided by the owner. Subject to errors and prior sale.
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
- Involvement of an English-speaking notary (lawyer)
- 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













