



Dream house in Western Hungary!

Price:	630.000 € (≈ 229.515.300 Ft)
Living space:	329 sq. m.
Plot size:	400 sq. m.
Type of house:	Manor



Property description:

Completely renovated, large manor house with 329 m² of living space (400 m² including usable space) in Lébény, near the Austrian border.

This house offers the opportunity to live in an urban setting with all the advantages of a manor house, situated in a nature reserve surrounded by greenery.

Downstairs: Large living room (49 m²), eat-in kitchen (41.5 m²), conservatory (18 m²), one bedroom, and one bathroom.

Upstairs: Four bedrooms, one bathroom, and a gallery.

The floors are African granite in the kitchen, Italian marble in the hallway and conservatory, and 100-year-old solid oak parquet in the living room. All windows are new and double-glazed, ventilation systems are installed in the rooms, and all four bedrooms are equipped with modern inverter air conditioning.

... Apart from the air conditioning, two other heating systems are available: gas heating with underfloor heating, and two tiled stoves downstairs.

The antique furniture is available for purchase as an option. All pieces are in the turn-of-the-century style (Hungarian Art Nouveau).

As this is a completely renovated house, the water, electricity, gas, and sewage lines, the entire roof structure, and all flooring except for the living room parquet have been replaced. Even the plaster has been renewed.

I would be happy to provide you with further information and pictures!

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Furnishings:	Completely renovated manor house with approx. 329 m² of living space and approx. 400 m² of usable space Spacious living room (49 m²) and eat-in kitchen (41.5 m²) Conservatory (approx. 18 m²) 5 bedrooms and 2 modern bathrooms Open gallery on the upper floor African granite in the kitchen Italian marble in the hallway and conservatory Original, over 100-year-old oak parquet flooring in the living room New double-glazed windows Integrated ventilation system Inverter air conditioning in all four bedrooms Gas central heating with underfloor heating Two tiled stoves on the ground floor All water, electricity, gas, and sewage lines renewed New roof structure and new exterior plaster Stylish antique Art Nouveau furnishings available as an option
Location:	Lébény is located in northwestern Hungary, just a few kilometers from the Austrian border. Excellent transport links via the M1 motorway allow for quick access to Győr, Mosonmagyaróvár, Vienna, and Bratislava. Shops, schools, doctors, restaurants, and all other amenities for daily needs are available in the village. The surrounding countryside offers peace and quiet, relaxation, and numerous opportunities for leisure activities and cycling.
Miscellaneous:	This exceptional manor house combines turn-of-the-century historical charm with modern living comfort of the highest standard. Thanks to a comprehensive renovation, the property is ready for immediate occupancy. The high-quality antique furniture can be included by arrangement. We would be happy to provide you with further information, floor plans, and additional photos, and to arrange a personal viewing appointment.
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 Hévíz | 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













