



Property IDLux010



Self-sufficient luxury log house in
Kecskemét – living in harmony with
nature!



Price:	425.000 € (≈ 154.831.750 Ft)
Living space:	147 sq. m.
Plot size:	3.000 sq. m.
Type of house:	Bungalow
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

A place where silence speaks, solar power warms – and your own apple tree wishes you good morning.

For sale is a unique, fully equipped luxury log cabin with a secondary garden and guest house, situated on a 3000 m² plot near Kecskemét, easily accessible from the motorway – a quiet, secluded location, ideal for self-sufficient individuals or discerning nature lovers.

Key Features:

- 147 m² living space + 30 m² separate studio apartment – ideal for guests, a home office, or rental income
- Single-story layout with 3 bedrooms, open-plan living area with kitchen, utility room
- 20 m² wine cellar, covered terrace, double garage
- Heating: Gas central heating + solid fuel boiler + fireplace
- Photovoltaic system (10 kW) – independent & cost-efficient
- Biological wastewater treatment plant, private well (95 m deep), irrigation system
- Air conditioning, electric shutters, rainwater harvesting system
- Delivered fully furnished – move in & feel at home!

Two garden areas:

1. Ornamental garden with a pond – illuminated, artfully designed, ideal for relaxation
2. Vegetable garden with fruit trees – ideal for growing vegetables, keeping chickens or goats, or simply for self-sufficiency

Why you'll fall in love:

Pure nature without sacrificing comfort

Self-sufficient living – with electricity, water, and heat from your own system

Unique log cabin atmosphere – rustic yet elegant

Wine cellar, fruit trees, sunshine – this isn't just a house, it's a lifestyle!

Furnishings:	Exclusive, fully equipped log house with approx. 147 m² of living space Separate guest house/studio apartment with approx. 30 m² – ideal for guests, home office, or rental Spacious, open-plan living and dining area with modern kitchen 3 bedrooms, utility room Covered terrace and approx. 20 m² wine cellar Double garage Gas central heating, solid fuel boiler, and fireplace 10 kW photovoltaic system for energy-efficient living Air conditioning and electric shutters Private 95 m deep well with automatic irrigation system Biological wastewater treatment plant and rainwater harvesting system Fully furnished – ready to move in Approx. 3,000 m² plot with ornamental garden, pond, and well-maintained orchard
Location:	The property is situated in a quiet, rural location near Kecskemét and is easily accessible via the motorway. The combination of living close to nature and good infrastructure makes this property particularly attractive. Shops, schools, doctors, and all amenities for daily needs are within easy driving distance. The idyllic surroundings offer ideal conditions for nature lovers, self-sufficiency, keeping animals, and a relaxed lifestyle in the countryside.
Miscellaneous:	This exceptional log house combines exclusive living comfort with a sustainable and virtually self-sufficient lifestyle. Thanks to a photovoltaic system, private well, biological wastewater treatment plant, and multiple heating systems, the property offers a high degree of independence and low operating costs. Whether as a primary residence, an exclusive country estate, or a holiday home – this property meets the highest standards of quality of life. We would be happy to send you further information, floor plans, and additional photos and 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, 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













