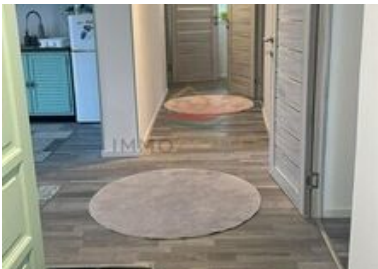




Property IDLux011



Peaceful living on the edge of the forest – renovated house in the heart of Somogy.



Price:	130.000 € (≈ 47.360.300 Ft)
Living space:	93 sq. m.
Plot size:	2.900 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

In the quiet village of Polány in Somogy County, situated directly on the edge of the forest, we offer a fully renovated house with 93 m² of living space on a 2900 m² plot for sale.

Lake Balaton (Balatonlelle) is approximately 30 minutes away, and the Igal thermal spa is only 20 km away.

Property Details:

- Mixed masonry construction
- 2 bedrooms + eat-in kitchen
- Complete renewal of electrical, water, and sewage lines
- Soakaway pit (no sewage system in the village)
- 10 cm facade insulation
- Roof completely renewed (tiles, gutters)
- Insulated windows
- Parquet flooring, tiled bathroom

Heating system – flexible & efficient:

- 5.7 kW Gree Comfort air conditioning (heating/cooling), 3 indoor units
- Wood-burning stoves in both bedrooms
- Infrared panel in the dining area
- Connected to off-peak, night-time, and standard electricity

Extras:

- 28 m² covered terrace
 - o UV-resistant polycarbonate cover
 - o Wooden construction
 - o Can be converted into additional living space if needed
- Dry cellar – ideal for storing or overwintering plants
- Cable TV and internet available

Location & Surroundings:

- Absolute peace and quiet, birdsong, proximity to the forest
- Small shop and inn in the village
- Mobile dealers regularly on site
- The region is particularly popular with German and Dutch buyers

A house that requires no renovation, but offers a high quality of life.

Arrive. Breathe. Stay.

The region is very popular with German and Dutch expats.

Furnishings:	Completely renovated detached house with approx. 93 m² living space Plot of approx. 2,900 m² 2 bedrooms and a spacious eat-in kitchen Completely renewed electrical, water, and sewage lines 10 cm facade insulation Completely renewed roof with new roof tiles and gutters Double-glazed windows Parquet flooring and a modern tiled bathroom 5.7 kW Gree Comfort air conditioning system with 3 indoor units (heating and cooling) Wood-burning stoves in both bedrooms Infrared heating in the dining area Off-peak, night-time, and standard electricity tariffs available Approx. 28 m² covered terrace with UV-resistant polycarbonate roofing Terrace can be converted into additional living space if needed Dry basement for storage or larder Cable TV and internet connection available
Location:	The property is situated in a quiet, wooded area on the edge of Polány, a well-maintained village in Somogy County. The natural surroundings offer relaxation, tranquility, and numerous opportunities for hiking and cycling. The Igal thermal spa is only about 20 km away, and Lake Balaton near Balatonlelle can be reached in approximately 30 minutes. Shops for daily needs and a restaurant are located in the village, and mobile vendors regularly supply residents with fresh produce. The region is among the most popular residential and holiday destinations for German and Dutch property buyers.
Miscellaneous:	This move-in ready house is suitable as both a permanent residence and a holiday home. Extensive renovations allow for immediate occupancy without further investment. The combination of a quiet location, modern amenities, and proximity to Lake Balaton and a thermal spa makes this property particularly attractive. We would be happy to provide you with further information, additional

photos, and floor plans, 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 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

