



YURTS NEAR THE OLD RAAA BARREL



Price:	118.000 € (≈ 42.988.580 Ft)
Living space:	77 sq. m.
Plot size:	800 sq. m.
Type of house:	Vacation house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

In a quiet cul-de-sac in the popular Goré-dűlő district of Győr, an exceptional 800 m² recreational property awaits you – a place for nature lovers, those seeking tranquility, and those who appreciate something special.

Just a few steps away is the old branch of the Rába River (Holt-Rába) with a jetty and excellent fishing opportunities. The surroundings offer peace, nature, and relaxation far from the stresses of everyday life.

On the property are two insulated and winterized yurts, usable year-round, constructed of high-quality ash wood.

The larger yurt, with a diameter of 8 meters, offers approximately 50 m² of living space. The spacious interior, the natural wood structure, and the special atmosphere create a unique living experience.

The second yurt, with a diameter of 6 meters, has approximately 27 m² of living space and its own bathroom. It is ideal as a guest house, retreat, or additional living area.

Water is supplied via a private deep well, and the water supply has already been installed in the yurts. In addition, a 220-volt electrical connection and a 1.8 kW solar power system are available.

The property also includes two convenient storage rooms.

Whether as a vacation home, a personal retreat, an angler's paradise, or an exceptional glamping project – this property offers numerous possibilities and a rare and unique atmosphere.

Those who are looking for more than just a property, but a place with character and soul, will discover something truly special here.

Furnishings:

Recreational plot of land, approx. 800 m², in a quiet cul-de-sac

Two insulated and winterized yurts suitable for year-round use

Large yurt (Ø 8 m) with approx. 50 m² of living space

Second yurt (Ø 6 m) with approx. 27 m² of living space and its own bathroom

High-quality ash wood construction

Private deep well, water supply already installed in the yurts

220-volt electrical connection

Solar system with approx. 1.8 kW output

Two practical storage rooms on the property

Ideal as a holiday home, glamping site, or nature retreat

Location:

The property is located in a quiet cul-de-sac in the popular Goré-dűlő district of Győr. Just a short walk away is the Holt-Rába, an old branch of the Rába River, with a jetty and excellent fishing opportunities. The natural surroundings offer peace, relaxation, and numerous recreational activities. At the same time, Győr's city center, with its shops, restaurants, doctors, and other amenities, is easily accessible. This combination of nature and proximity to the city makes this location particularly attractive.

Miscellaneous:

This exceptional property is ideally suited as a weekend retreat, holiday home, private getaway, or an exclusive glamping or tourism project. The winterized yurts, self-sufficient water supply, and solar panels offer a wide range of possibilities. We would be happy to provide you with further information 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 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)

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www.immocenter-ungarn.com







