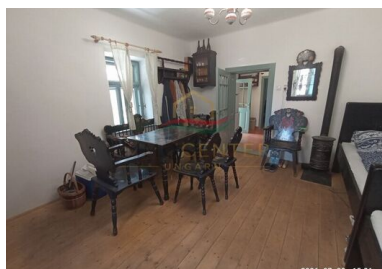




Property IDLux013



Authentic country house in Abádszalók



Price: 88.600 € (≈ 32.277.866 Ft)
Living space: 100 sq. m.
Plot size: 1.600 sq. m.
Type of house: Country house



Property description:

Authentic Country House in Abádszalók – Two Apartments, Pool, and Hungarian Charm near Lake Tisza

Some houses tell stories. This country house tells the story of the Hungarian Plain, of tranquility, hospitality, and a way of life that is rarely found today.

Located on a quiet street in Abádszalók, just minutes from Lake Tisza (Tisza-tó), this lovingly and authentically renovated farmhouse awaits you, offering approximately 100 m² of living space on a well-maintained 1,060 m² plot.

The property consists of two separate living units, offering numerous possibilities:

Holiday home for the whole family

Multi-generational home

Guest house or bed and breakfast

Investment property for holiday rentals

First Living Unit

- Two spacious rooms
- Kitchen
- Bathroom
- Stylish traditional farmhouse furniture (available by separate arrangement)

Second Living Unit

- Bedroom
- Kitchen
- Bathroom
- Original, fully functional Hungarian clay oven – a true highlight

During the renovation, great emphasis was placed on preserving the original character. The original wooden windows and doors, the covered colonnade (veranda), and many historical details lend the house its special charm.

Modernizations included:

- Complete water pipes
- Electrical wiring
- The healthy and dry clay walls were preserved
- Stable roof with traditional tile covering

The lovingly landscaped garden invites you to relax and offers:

- Spacious covered terrace
- Cozy outdoor seating area
- Swimming pool
- Garage
- Plenty of space for recreation and leisure

Lake Tisza, one of Hungary's most popular recreational and natural lakes, is just minutes away. Sailing, fishing, swimming, cycling, or water sports – your vacation begins right on your doorstep.

This property is much more than just a house.

It is a piece of Hungarian history, combined with modern living comfort and versatile possibilities.

A rare opportunity for those seeking authenticity, nature, and quality of life.

Arrange a viewing appointment today – we look forward to your inquiry!

Furnishings:

Authentically and lovingly renovated farmhouse with approx. 100 m² of living space

Plot of approx. 1,060 m²

Two completely separate living units

A total of 3 rooms, 2 kitchens, and 2 bathrooms

Original, preserved, and fully functional Hungarian clay oven

Traditional wooden windows and doors

Covered colonnade (veranda) in classic Hungarian style

Renewed water and electrical installations

Healthy, dry clay walls with excellent indoor climate

Solid roof with traditional tile covering

Spacious covered terrace

Swimming pool

Garage

Well-maintained garden with a cozy outdoor area

Traditional farmhouse furniture can be included by arrangement

Location:	The property is located on a quiet residential street in Abádszalók, one of the most popular holiday resorts on Lake Tisza. The lake is just minutes away and offers excellent opportunities for sailing, fishing, swimming, cycling, and numerous water sports. Shops, restaurants, cafes, doctors, and other amenities are nearby. The region is one of Hungary's most attractive natural and recreational areas and is enjoying increasing popularity among both domestic and international property buyers.
Miscellaneous:	This exceptional property is ideally suited as a permanent residence, holiday home, multi-generational home, or as an attractive investment for tourist rentals. The two separate living units allow for flexible use and offer a variety of options for personal use or rental. The house combines the charm of a historic Hungarian farmhouse with modern living comfort and is ready for immediate occupancy. We would be happy to provide you with further information, additional photos, and arrange a 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







