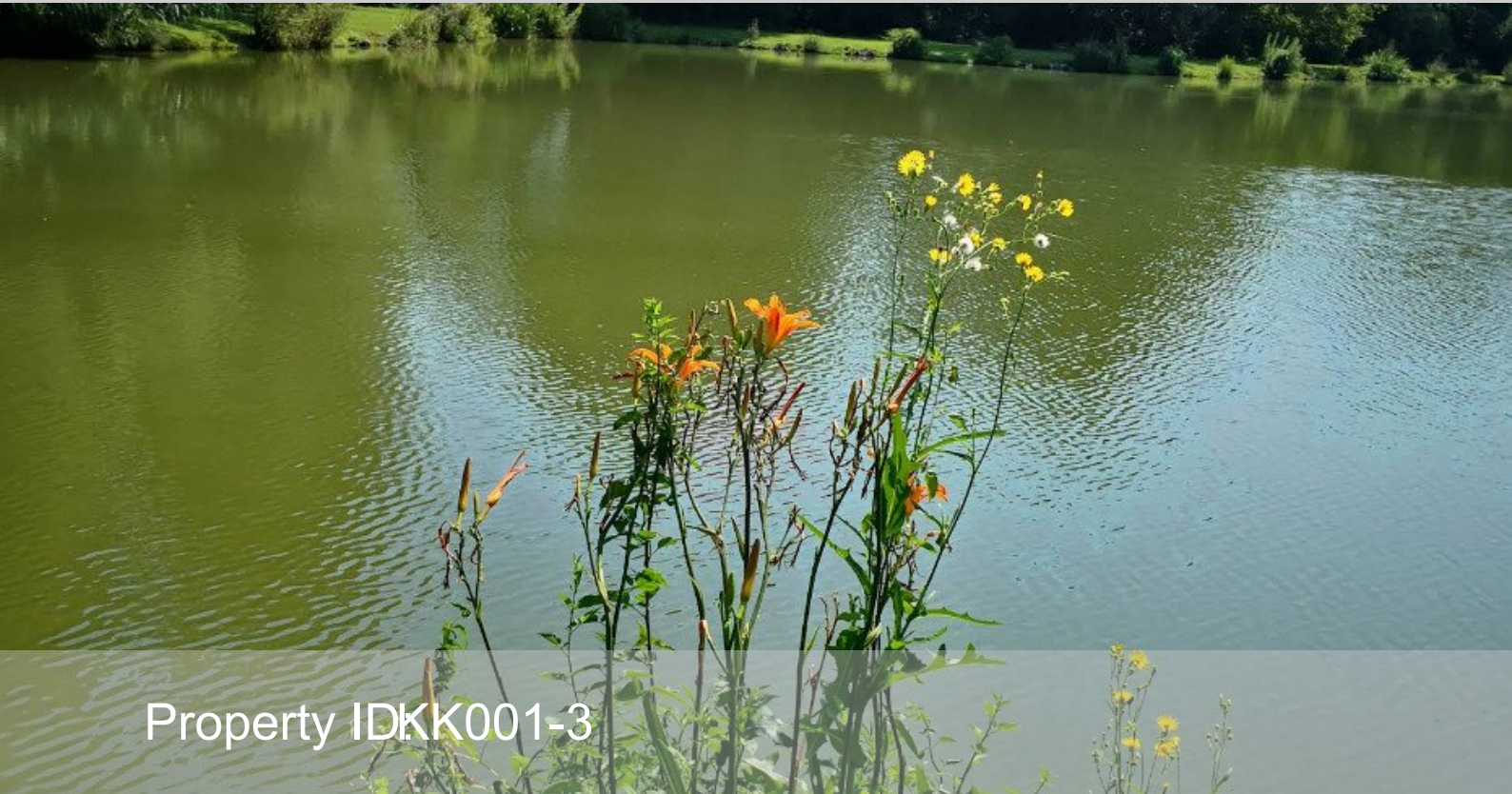
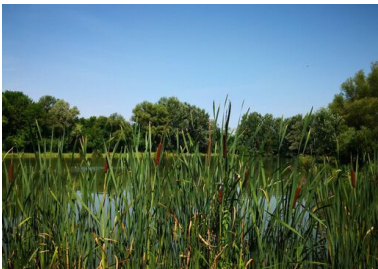
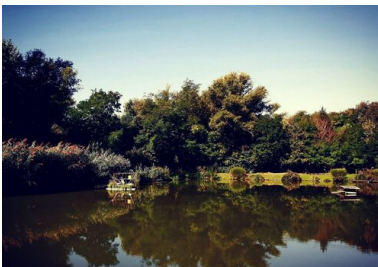




Property IDKK001-3



Exclusive leisure and investment property: Well-maintained fishing lake in a prime lo...



Plot size:	15.000 sq. m.
Price:	653.000 € (≈ 238.397.240 Ft)
Type of usage:	Leisure time
Commission Rate:	1.27% of the purchase price, Subject to commission: yes



Property description:

In the catchment area of the cultural capital of Pécs, just 5 km from the M6 motorway, an exceptional property awaits new owners: a 1.5-hectare fishing lake in a stunning, undisturbed location.

Property Details

Water surface: approx. 1.5 hectares

Location: Quiet surroundings, lined with trees and shrubs

Inflow: Own springs + adjustable Némethi stream

Water depth: 0.5 to 3 m

Technology: Lock and weir system for water regulation

Shore: Well-maintained, circumferential riverside path

Stocking: Intensive, with abundant fish stocks

Infrastructure and Facilities

Own transformer for power supply

Official borehole with drinking water quality

Investment start: 5 wooden houses, reception with buffet, sanitary facilities

Perfect conditions for camping, picnic areas, and caravan pitches

Use potential

Fishing tourism

Campsite or holiday resort

Event or leisure area

Private refuge in absolute privacy Peace and quiet

Special features of the location

The South Baranya region offers a wide range of tourist attractions:

Pécs – a Mediterranean cultural city with a UNESCO World Heritage Site

Pécs-Pogány Airport nearby

Spa resorts such as Harkány

Historical sights: Siklós Castle, Villány-Siklós Wine Route, Máriagyűd Pilgrimage Church

This property combines nature, relaxation, and investment potential in one location.

Inquire now and secure your leisure paradise!

Location: 5 km south of Pécs

Miscellaneous: Whether you're looking to buy or sell a property in Hungary, ImmoCenter Hungary is your competent and trustworthy partner right on the ground. With our many years of experience, excellent market knowledge, and personalized service, we guide you safely and transparently through the entire buying or selling process.

Tip: Look out for our unique A-B-C classification in the title of our properties! You can find a detailed explanation of this classification on our homepage.

Property Inspection – Peace of Mind Before You Buy

Have you already found a property and want to be sure that the price and condition are right? Our certified building surveyor will thoroughly inspect your desired property and assess a fair purchase price. This way, you avoid costly surprises – because in Hungary, the principle of "sold as seen" generally applies, and subsequent claims for defects are difficult to enforce.

Individual Consultation – Personal, Independent, and Fair

If you wish, you can enter into an independent consulting agreement with us – entirely voluntary and not tied to any specific property. Our services include:

- Detailed recording of your search criteria in a personal search profile
- Suggestions of suitable properties – until you find your ideal property
- Joint viewings including a thorough risk assessment by our building surveyor and energy consultant (within a radius of approximately 50 km around

Hévíz/Keszthely)

- Support and assistance with all purchase formalities
- Referral to a German-speaking notary or lawyer
- Provision of a German translation of the purchase agreement and support from a German-speaking lawyer
- Assistance with transferring utilities (electricity, gas, water, etc.)
- Upon request: reliable property management during your absence

Immocenter Hungary – secure, competent, and always by your side.

We look forward to meeting you personally and making your dream of owning a property in Hungary a reality!

Commission Rate:

As a buyer, you will pay 1.27% including Hungarian VAT for this property upon receipt of the invoice and upon signing the purchase agreement. This price includes:

- Land registry review for encumbrances and owner rights
- Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany)
- A German translation of the purchase agreement
- All utility changes such as electricity, gas, water, garbage, 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









