



Family house with conservatory, guest house, pool & sauna – near Győr, in Gönyű!



Price:	350.000 € (≈ 127.155.000 Ft)
Living space:	160 sq. m.
Plot size:	1.750 sq. m.
Type of house:	Detached house



Property description:

This house tells stories. Of shared evenings in the conservatory. Of summer laughter by the pool. And of quiet retreats to the sauna under the roof.

Just 1 km from the Danube, in Gönyű, this spacious property awaits a new owner:

A 160 m² main house, plus a 122 m² guest house, a covered pool, sauna, conservatory, all on a 1,750 m² well-maintained plot – only 15 minutes from Győr.

... Key Details:

- Main House: 160 m², converted attic, 5 bedrooms, eat-in kitchen, 2 bathrooms, conservatory, full basement
- Heating: Gas central heating + solid fuel boiler
- Guest House/Outbuilding: 122 m², separate gas heating, 3 guest rooms, bathroom, garage option
- Pool: 35 m², covered, equipped with equipment (liner needs replacing)
- Sauna: in the basement (heater needs replacing)
- Amenities: High-voltage electricity, well, alarm system, camera system
- Availability: Immediate, fully furnished

Ideally suited for:

- Multi-generational living
- Guest house or holiday rental
- Seminars, retreats, creative use
- Visionary individuals seeking space for family, career, and relaxation

Gönyű – peaceful, surrounded by nature, yet easily accessible.

Furnishings:

Spacious house with approx. 160 m² of living space

Separate guesthouse/outbuilding with approx. 122 m²

Plot of approx. 1,750 m²

Main house with 5 bedrooms, eat-in kitchen, 2 bathrooms, and conservatory

Converted attic

Full basement

Gas central heating and solid fuel boiler

Guesthouse with its own gas heating system, 3 guest rooms, and bathroom

Garage or garage space available

Covered swimming pool (approx. 35 m²) with complete pool equipment

Sauna in the basement

High-voltage power connection
Private well
Alarm system and camera system
Well-maintained grounds offering plenty of privacy
The property is sold fully furnished
Ready for immediate occupancy

Location: The property is located in a quiet residential area of Gönyű, just about 1 km from the Danube. Győr can be reached in approximately 15 minutes by car, as can the motorway with excellent connections to Vienna, Bratislava, and Budapest. Shops, a school, a kindergarten, doctors, and other amenities for daily needs are located in the village. The proximity to the Danube and numerous cycling and hiking trails make the location particularly attractive for nature lovers and those seeking relaxation.

Miscellaneous: This exceptional property is ideally suited as a spacious family home, multi-generational residence, guest house, or for tourist rentals. Seminars, retreats, or a combination of living and working spaces can also be ideally realized here. The property will be handed over fully furnished and is available for immediate occupancy. 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:

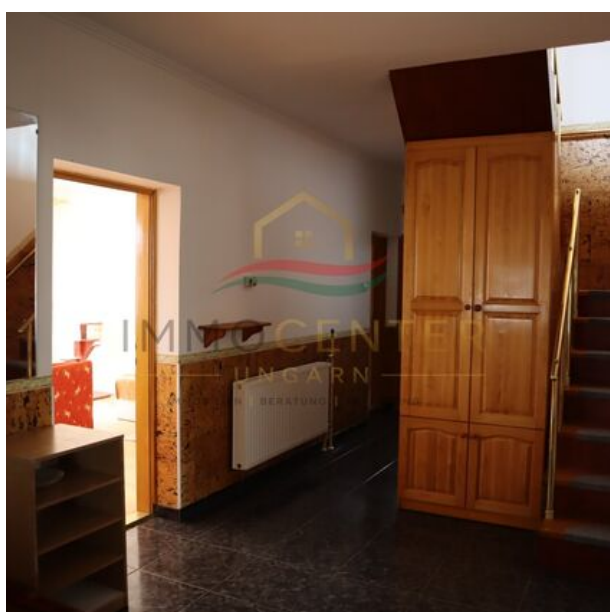
- Verification of the land register for encumbrances and ownership rights
- Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany)
- A German translation of the purchase agreement
- All utility transfers such as electricity, gas, water, waste disposal, etc.

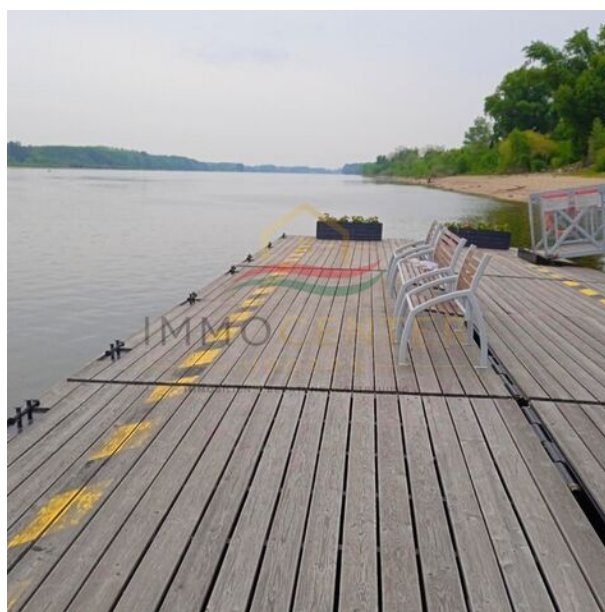
Remarks:	The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.
General business conditions:	We refer to our terms 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

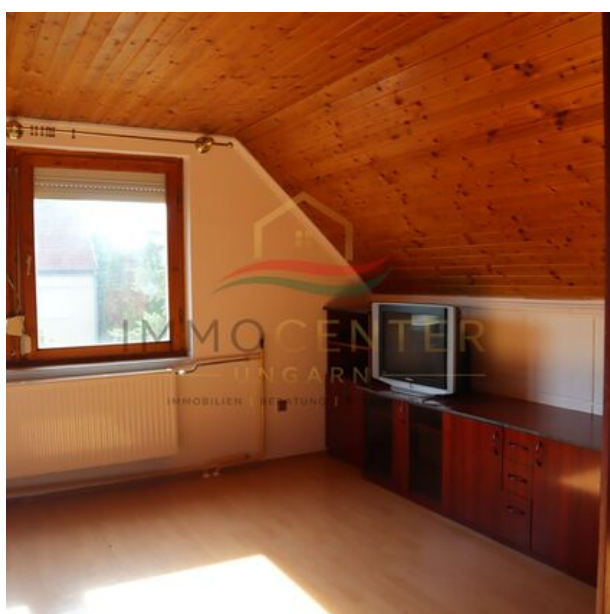
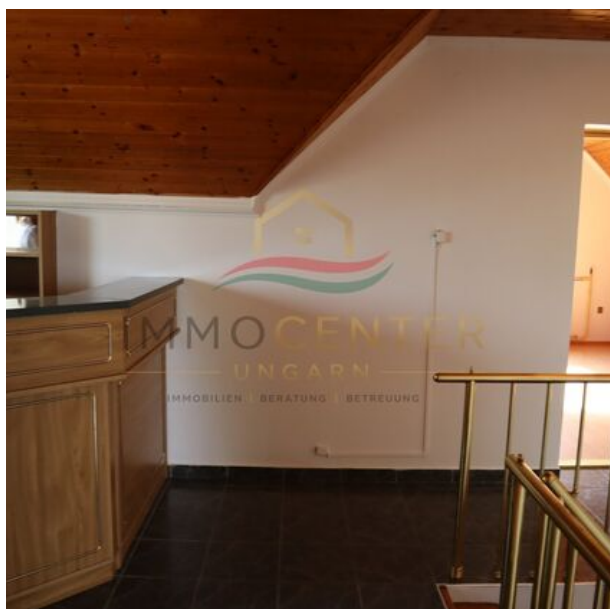
At the following fixed price:

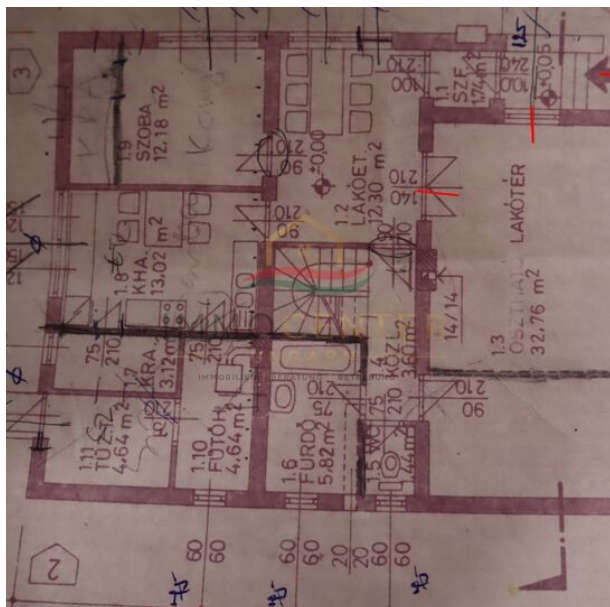
- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:
www.immocenter-ungarn.com











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Tesztpályájának...



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