



Property IDCM302



(B-A) Vineyard in a virtually secluded location with pine trees, fenced property, sup...



Plot size:	3.287 sq. m.
Price:	8.900 € (≈ 3.249.212 Ft)
Type of usage:	Living



Property description:	Fenced property, super quiet location, panoramic views, dry building site with potential for expansion, rainwater cistern, no mains water, solar power possible, truly a location for those seeking an alternative lifestyle with a caravan or tiny house.
Furnishings:	No mains water connection! Water can be supplied via a cistern. No electricity connection! An electricity connection may be available upon request. Alternatively, the high plateau is an ideal location for solar panels. 4G internet via mobile network.
Location:	Marcali is a small, charming town in Somogy County in western Hungary – just a few kilometers south of Lake Balaton. From a tourist perspective, Marcali is a true hidden gem for those seeking relaxation, nature, and Hungarian hospitality away from the main tourist crowds. The town offers a pleasant blend of a tranquil small-town atmosphere and good infrastructure. The Marcali Thermal Bath is particularly popular, offering relaxation in its therapeutic and adventure pools. The well-maintained parks, small cafes, and friendly town center invite visitors to linger. Thanks to its proximity to Lake Balaton, Marcali is ideal for vacationers who want to enjoy the "Hungarian Sea" during the day and appreciate peace and quiet away from the hustle and bustle in the evenings. Cyclists and nature lovers will also find plenty to enjoy – the surrounding area is flat to gently rolling and perfect for excursions. Distances from Marcali To Keszthely (Lake Balaton): approx. 30 km → approx. 30–35 minutes by car To Budapest: approx. 190 km → approx. 2–2.5 hours driving time To Vienna: approx. 240 km

→ approx. 2.5–3 hours driving time

Miscellaneous:

Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

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





