



(AAA) Beautiful Hungarian country house with large grounds and horse boxes



Price:	315.000 € (≈ 114.439.500 Ft)
Living space:	180 sq. m.
Plot size:	11.000 sq. m.
Type of house:	Country house
Commission Rate:	2.54% of the purchase price incl. VAT, Subject to commission: yes



Property description:	Ideal home for nature lovers, dog and horse owners who appreciate the charm of a perfectly renovated Hungarian country house. The whole property exudes an elegant harmony, you immediately feel at home and ask yourself: what's the catch? There isn't one, the workshop needs to be tidied up and the sellers need 3-4 months to move, that's all! No matter where you are, every corner inside and outside is well-kept and very appealing, there are different garden zones, space for 1-3 horses, a double garage and a very cozy guest apartment. You can see the layout of the rooms in the main house on the floor plan. Viewings with 2-3 days advance notice possible.
Furnishings:	All connections available, partly furnished
Location:	quiet peripheral location with an unobstructed view of fields and meadows
Miscellaneous:	As a buyer, you pay 2.54% incl. Hungarian VAT of the purchase price for this property against invoicing and signing of the purchase contract. This price includes the - Review of the land register for freedom from encumbrances and ownership rights - Mediation of a German-speaking lawyer (in HU lawyers certify the purchase contracts, no notaries like e.g. in Germany) - a German language translation of the sales contract - all re-registrations of utilities such as electricity, gas, water, garbage etc.
Commission Rate:	As a buyer, you pay 2.54% incl. Hungarian VAT for this property against receipt of the invoice and signing of the purchase contract. This price includes the - Review of the land register for freedom from encumbrances and ownership

rights

- Mediation of a German-speaking lawyer (in HU lawyers certify the purchase contracts, no notaries like e.g. in Germany)
- a German language translation of the sales contract
- all re-registrations of utilities 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 Hévíz | 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

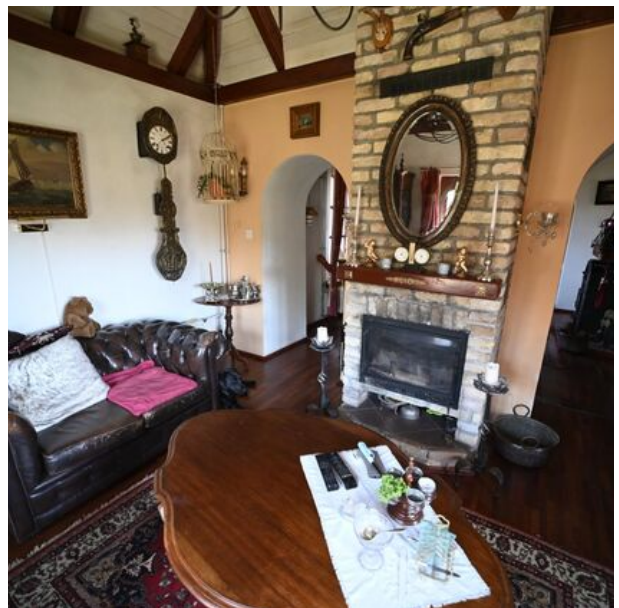


wine cellar



living room





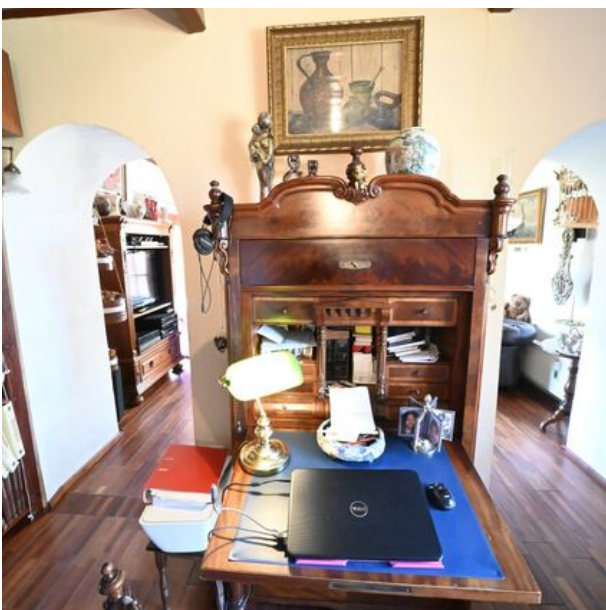
living room



living room



living room



living room



living room



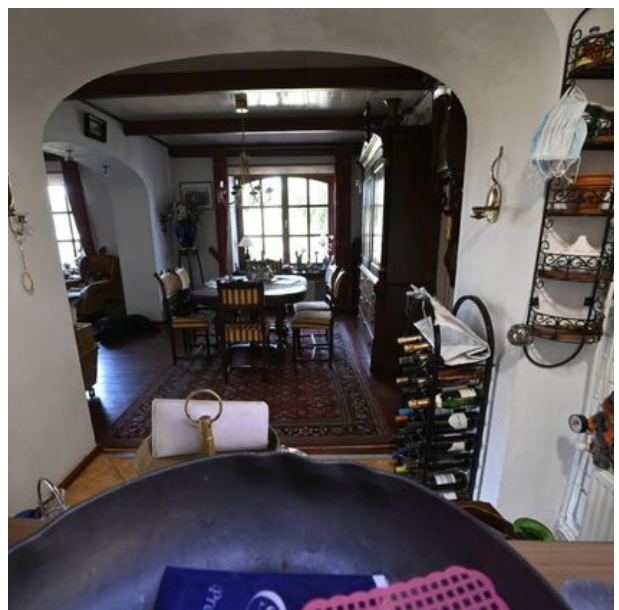
living room



living room



kitchen



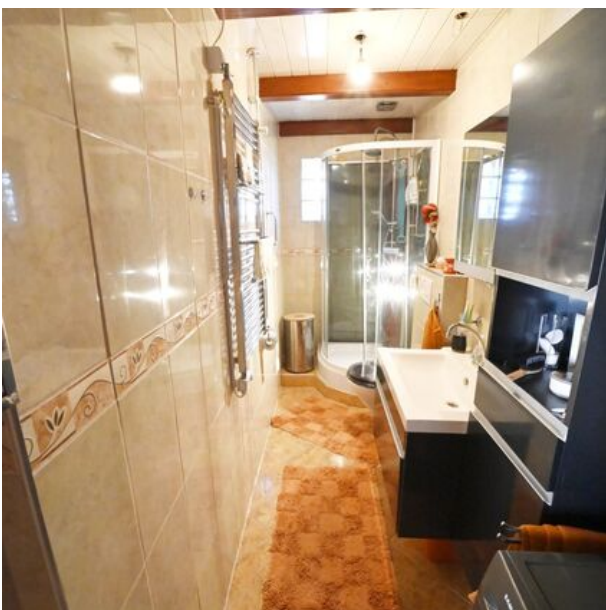
living room



living room



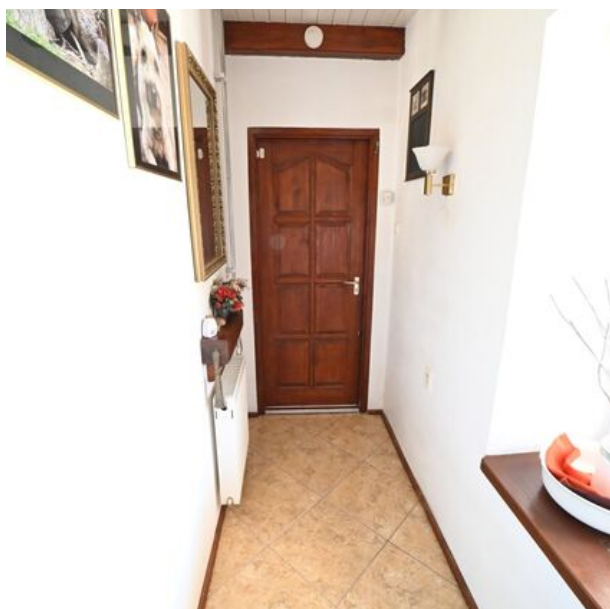
corridor



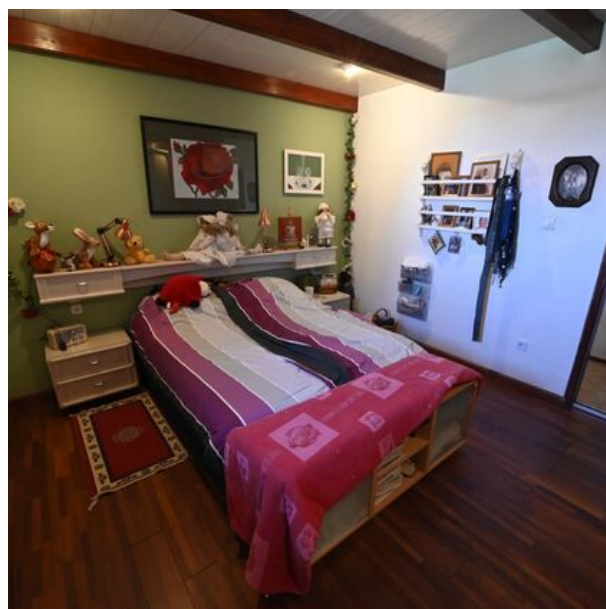
bathroom



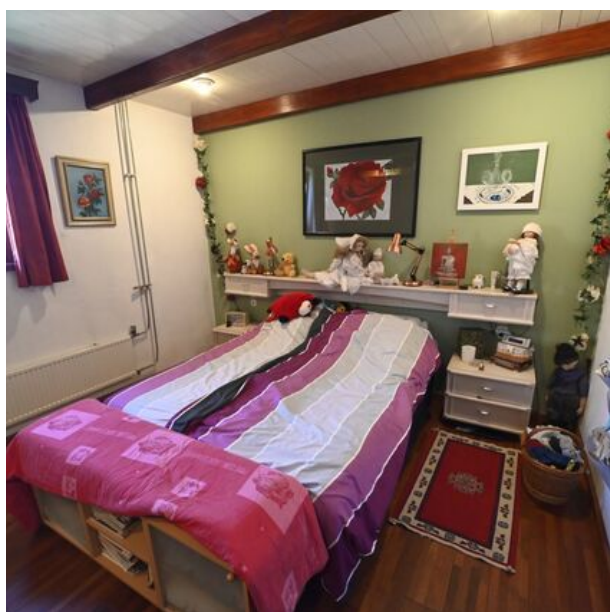
bathroom



corridor



bedroom 1



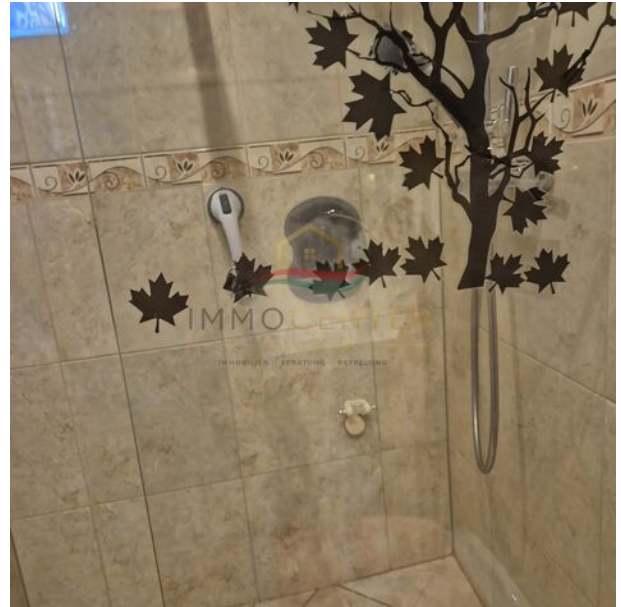
bedroom 1



bedroom 2



bedroom 2



bathroom 2



bathroom 2



Built-in wardrobe bedroom 2

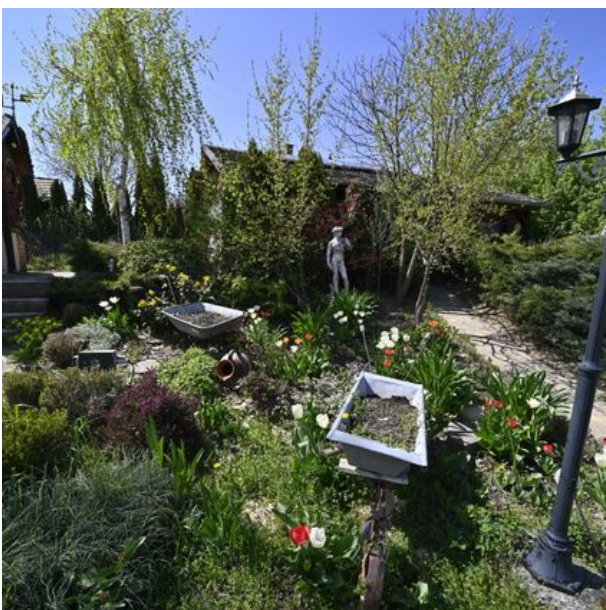


pool





own well







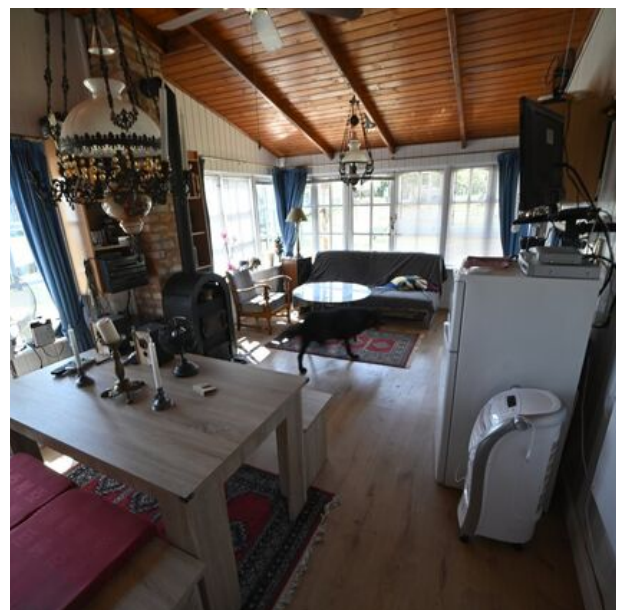
guest apartment



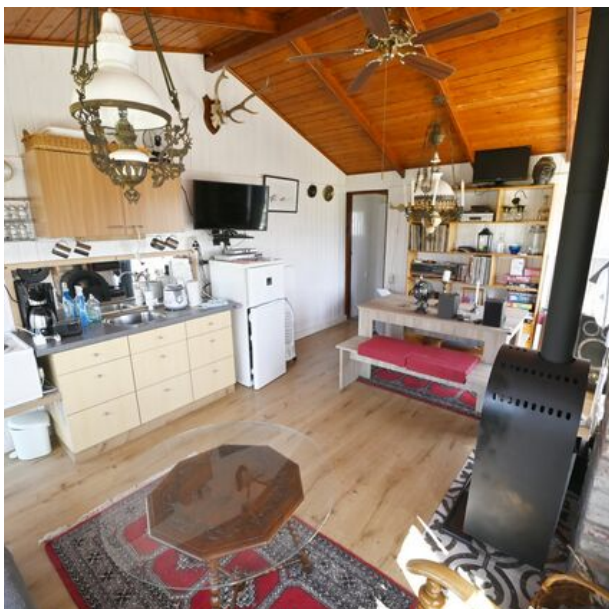
guest apartment



guest apartment



guest apartment



guest apartment



guest apartment



guest apartment



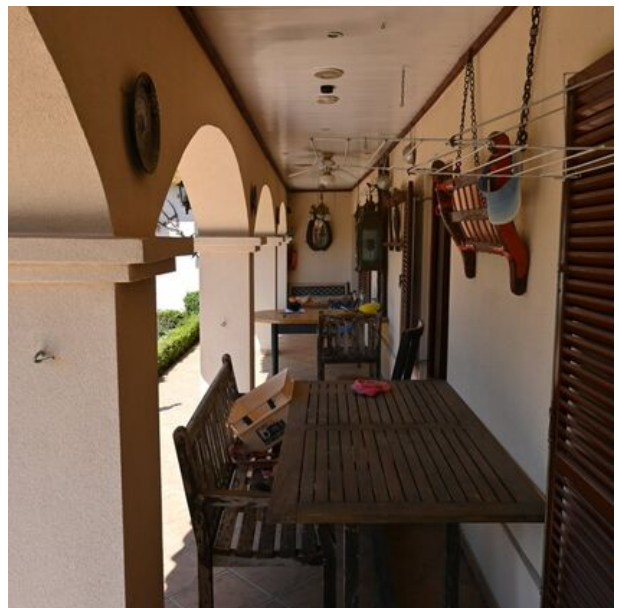
guest apartment

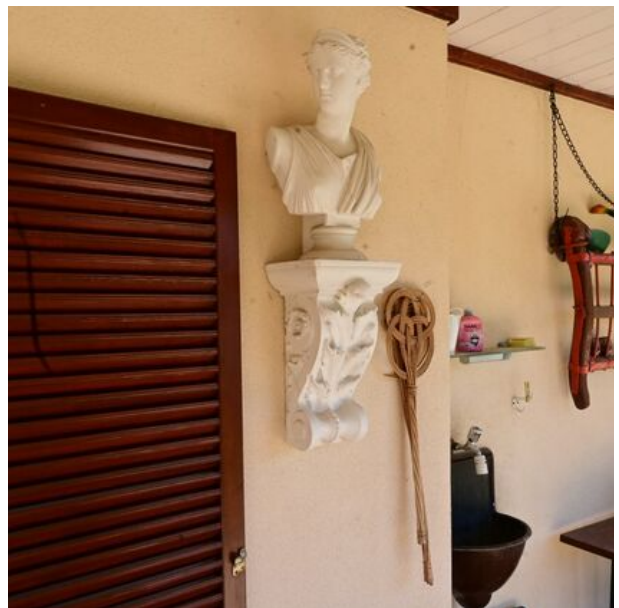






Double garage & shed



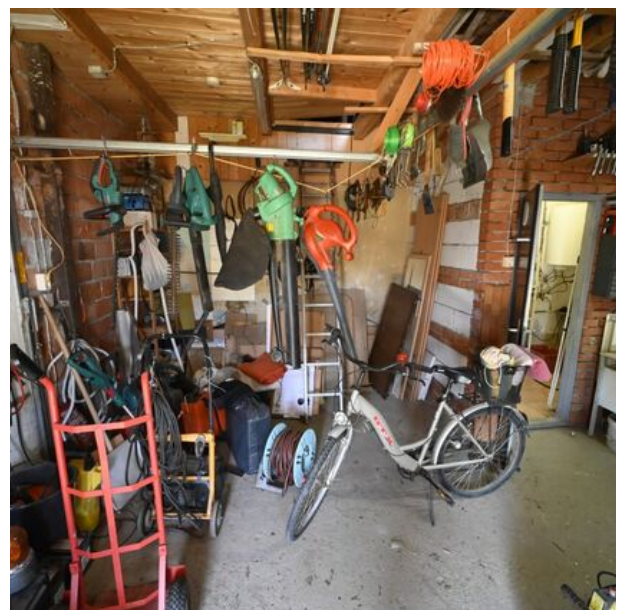




gas boiler



workshop



workshop



workshop

