



(AAAC) large house in excellent condition and good location



Price: 95.000 € (≈ 34.609.450 Ft)
Living space: 190 sq. m.
Plot size: 1.851 sq. m.
Type of house: Detached house
Commission Rate: 2.42% of the purchase price including VAT



Property description:

Here is THE opportunity for a large house with lots of space and in good condition!

For the money you can't go wrong here at all, don't let the pictures irritate you, the German sellers wanted to move in here and have already stored a lot of things, but surprisingly they have to go back to Germany and unfortunately don't have it for health reasons managed to make the move. The house will be handed over completely free (on request also without furniture)!

The easy-care property is located in the center of a small, cozy place almost exactly between Nagykanizsa & Marcali.

The immediate neighbor is the mayor, who runs a new SPAR market and the post office there. If you wish, the rolls can be placed right in front of your door in the morning.

If you want to settle down permanently in Hungary, this is the ideal location to make direct contact with the locals, many of whom also speak German. And to answer your next question straight away, no, the traffic is minimal, it's a fairly small town and a small SPAR store.

The house has a complete basement and is absolutely dry, very solidly built and apart from some visual maintenance work there is no renovation backlog.

The bathtub on the ground floor should be replaced, one or the other floor should be renewed, painted over and moved in. All supply connections are available and you can heat with gas or wood.

The staircase in the middle of the house gives you free access to the rooms on all floors and no long corridors. About the rooms in detail:

Basement, cellar:

- Accessible from the outside for the delivery of wood etc.
- Boiler room with general purpose burner
- Workshop
- 2 more storage rooms

Ground floor:

- Living area with surrounding hallway
- Kitchen with exit to the garden
- pantry
- Utility room (here is also the gas boiler)
- bathroom
- Guest toilet
- 2 Bedrooms
- an extension (which can be reached from the outside through the garden, but also via the basement) and is therefore ideal as a party room, guest room, office or practice room

First floor:

- Circumferential corridor
- Room as kitchen preparation
- living area
- 2 Bedrooms

In the garden there is a large brick bread oven and a garage or carport can easily be installed.

The rear part of the property is partly wooded and wonderfully quiet.

Be sure to arrange a viewing appointment, you actually get a large and good living space here for little money!

Furnishings: Gas, fresh water, waste water via pit, high voltage current, internet

Location: 20 km east of Nakgykanizsa: Large city with all shopping facilities, German-speaking doctors and good dentists

Miscellaneous: You can find more than 250 other checked properties at www.immocenter-ungarn.com

NEW

Electrosmog / radiation exposure - classification of the property #

Look out for our unique A-B-C classification of properties at the beginning of the

property title! Explanation on our home page!

Have you found a house and want to know if the offer is okay? There is often the "foreigner surcharge" or hidden defects, let our construction appraiser look at the house and verify the purchase price.

After the 'purchase as seen' notices of defects are almost impossible to enforce.

If you wish, you can conclude a consulting contract with us! This service is not tied to a specific property, is voluntary and includes the following services:

- * Creation of a request in which you describe exactly which property you want
- * Suggestions of suitable properties until you have found the right property
- * Joint viewing of your dream property; Risk assessment by our construction experts / energy consultants (within a radius of Héviz | Keszthely 50 km)
- * Assistance in the handling of all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German sales contract translation
- * Re-registration of all utilities such as electricity, water, gas etc.
- * Housekeeping during your absence

At the following fixed price:

Purchase price greater than €50,000 = 1.27% of the purchase price (incl. VAT)

Purchase price less than €50,000 = 2.54% of the purchase price (incl. VAT)

Commission Rate:

As the buyer, you will pay 2.42% (including VAT) of the purchase price 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





Living room ground floor



Living room ground floor



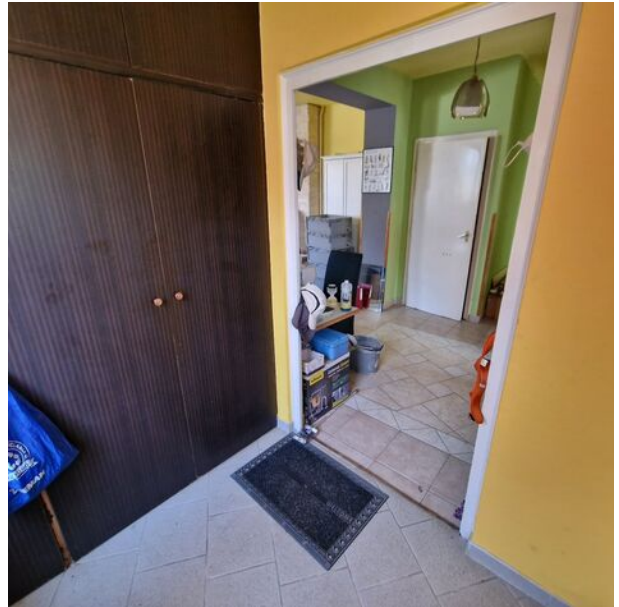
kitchen ground floor



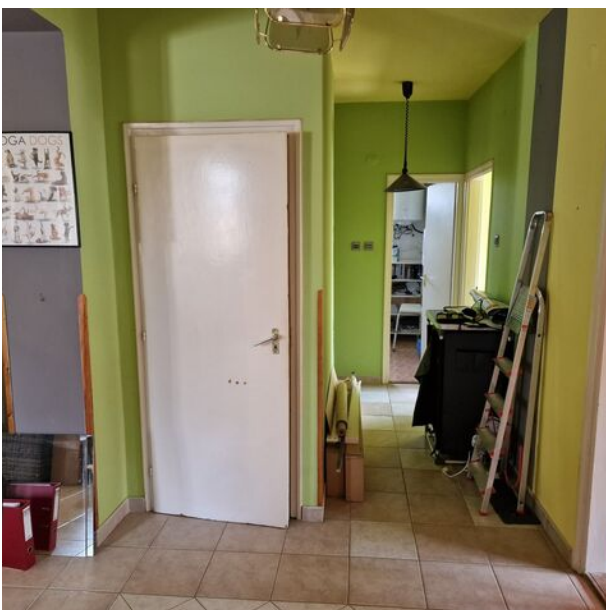
kitchen ground floor



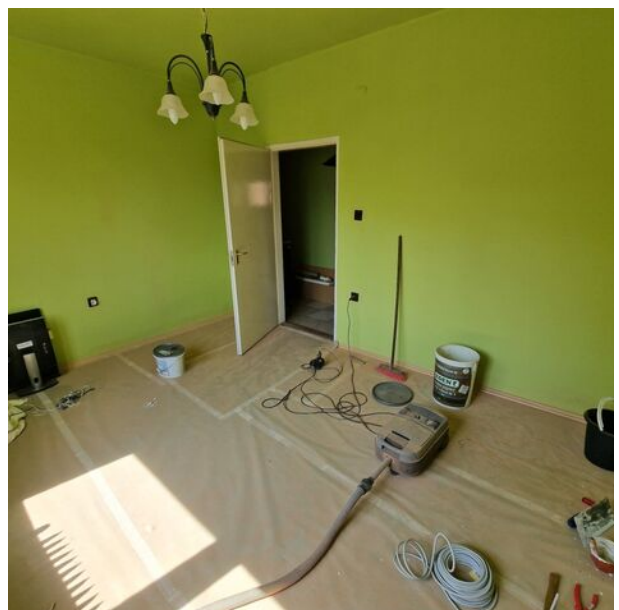
pantry ground floor



Entrance ground floor



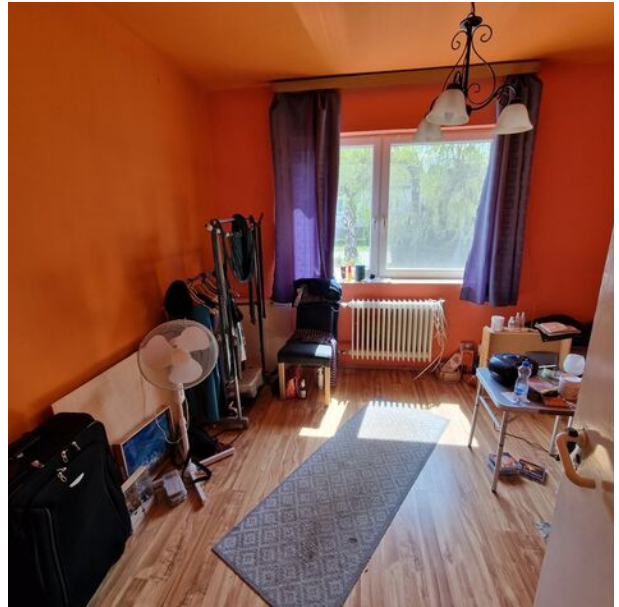
Hallway ground floor



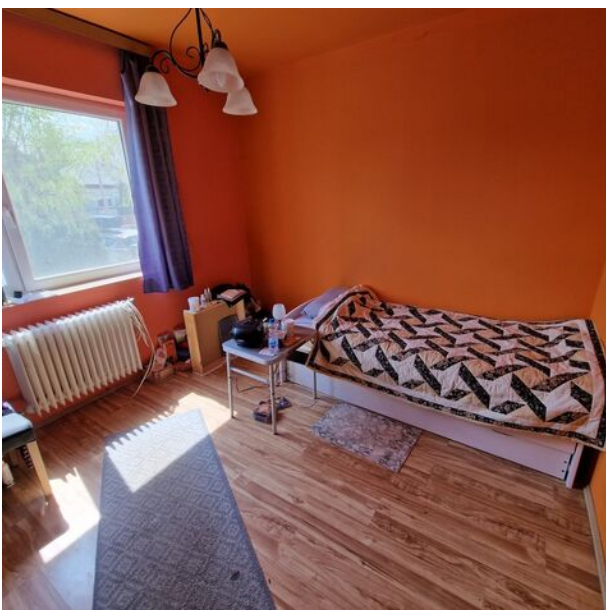
Bedroom 1 on the ground floor



Bedroom 1 ground floor



Bedroom 2 on the ground floor



Bedroom 2 on the ground floor



Bathroom ground floor



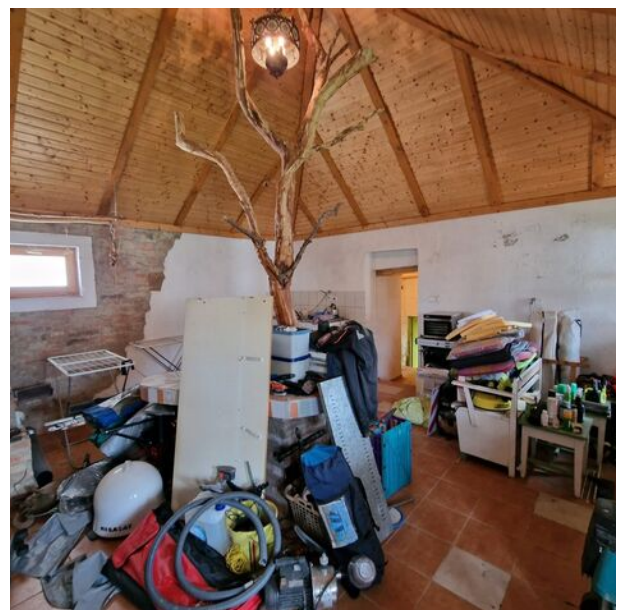
Bathroom ground floor



Guests flat share ground floor



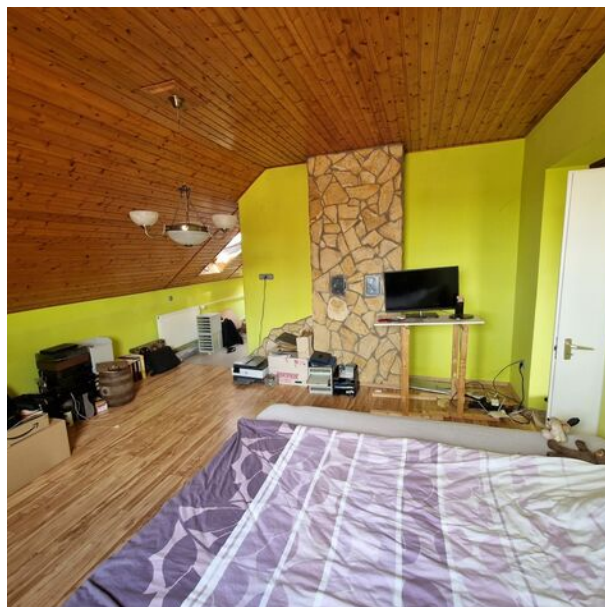
cultivation



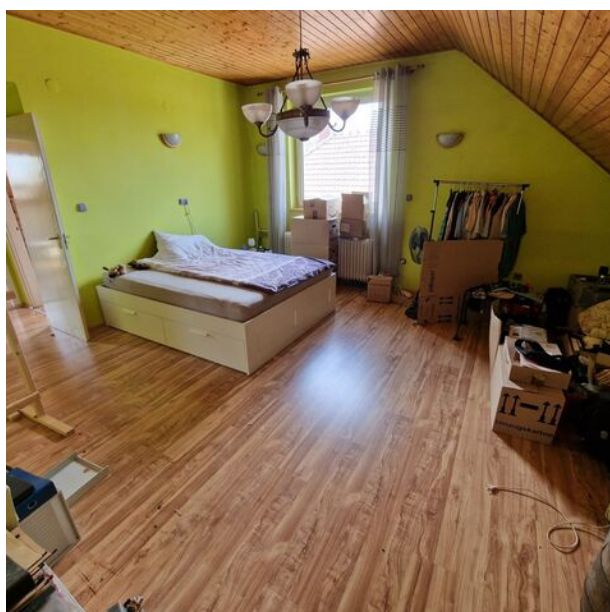
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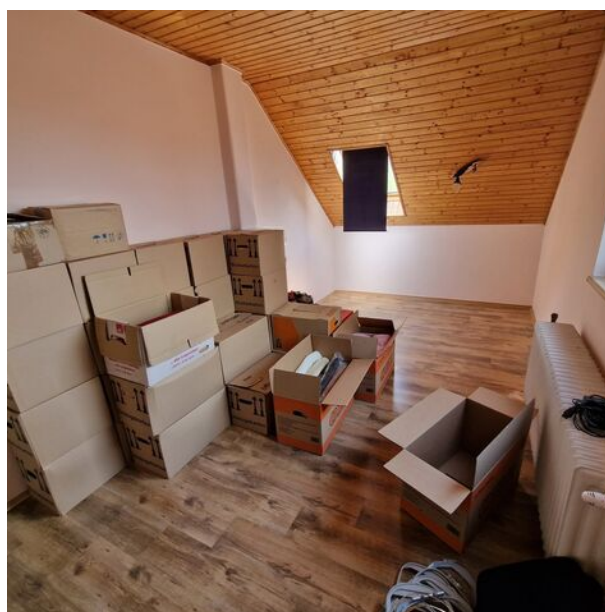
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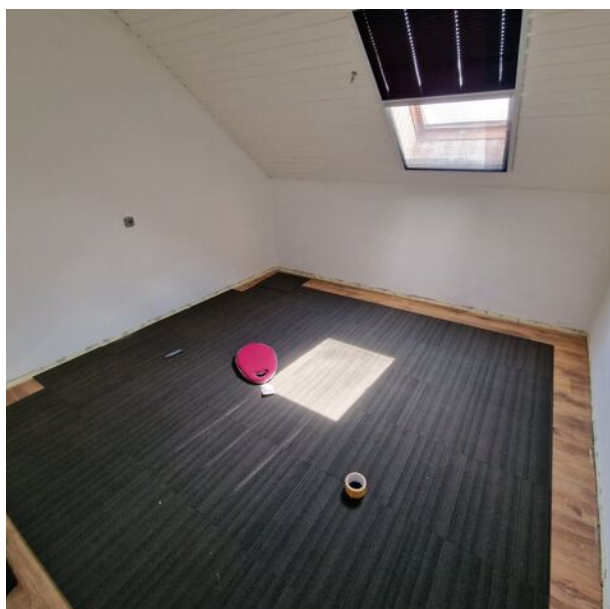
Bedroom 1 upstairs



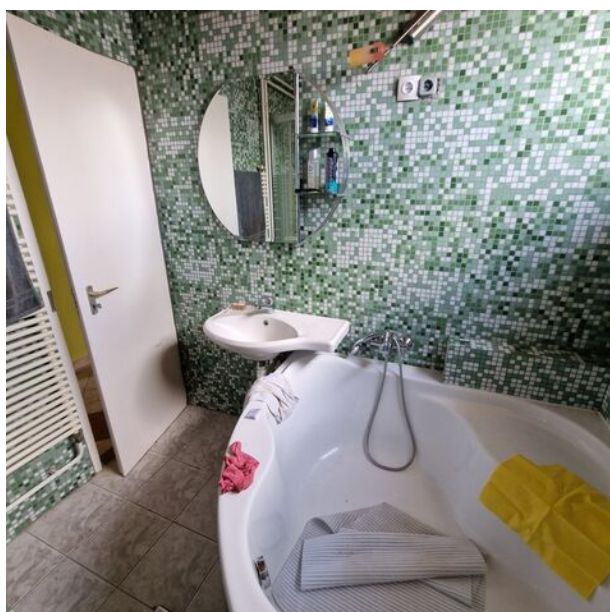
Bedroom 1 upstairs



Bedroom 2 upstairs



Bedroom 3 upstairs



Bathroom upstairs



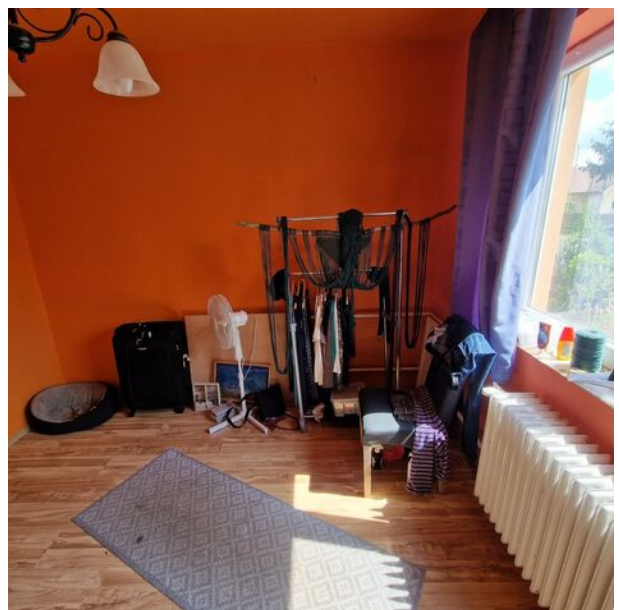
Bathroom upstairs



hallway above



Kitchen prepared above

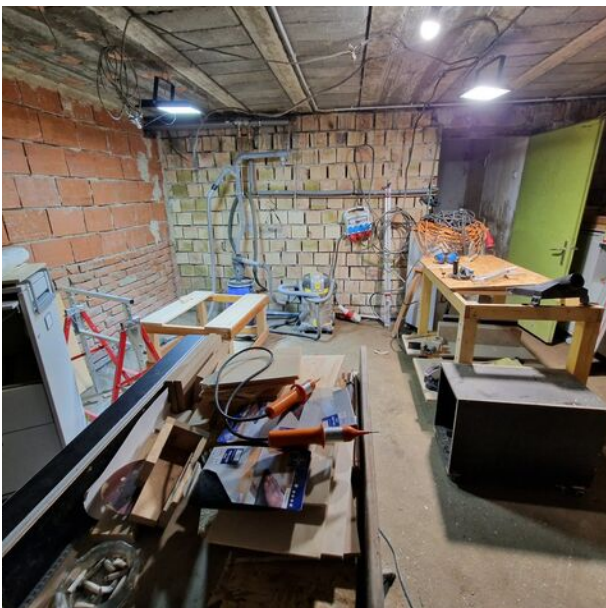




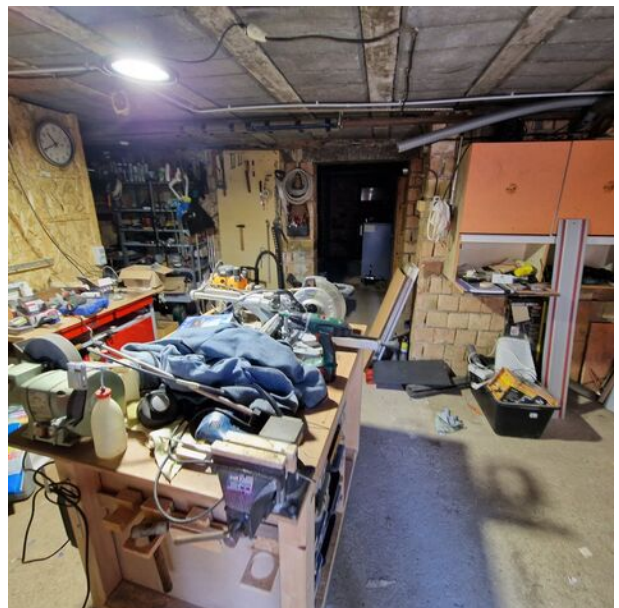
Bedroom 2 upstairs



boiler room



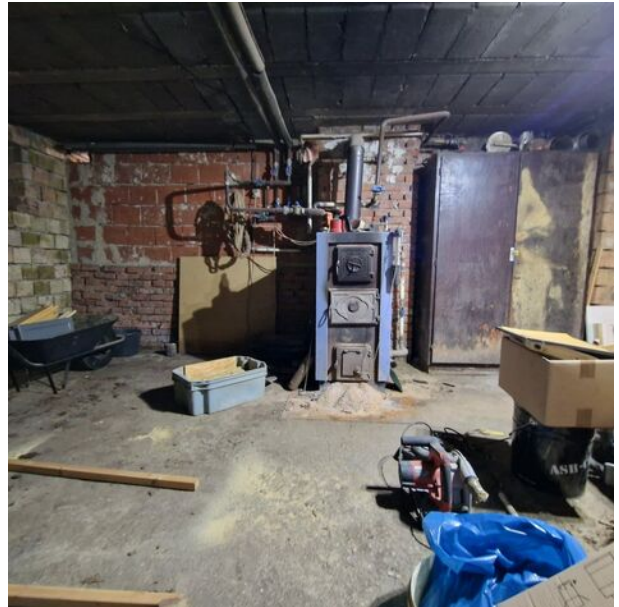
Workshop



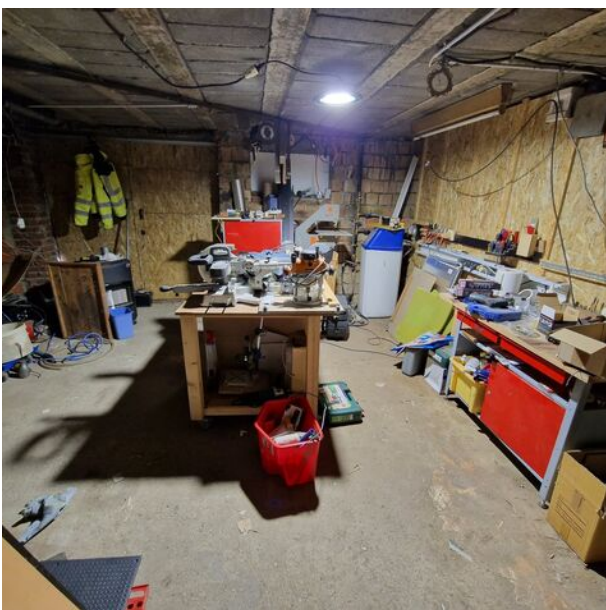
Workshop



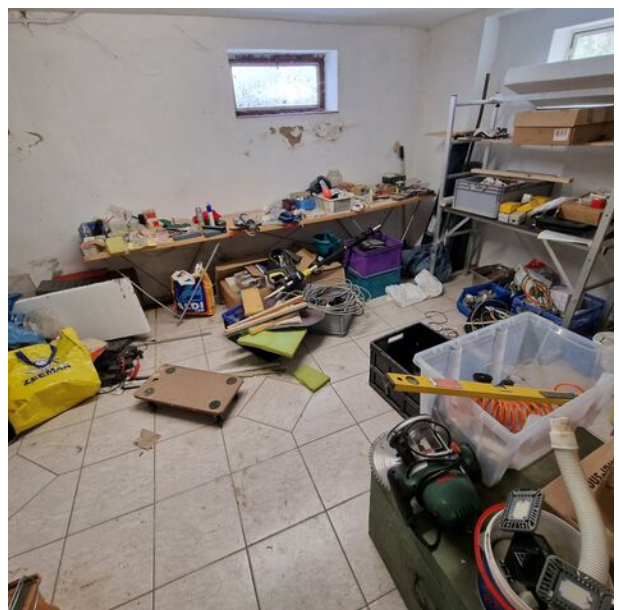
Workshop



Workshop



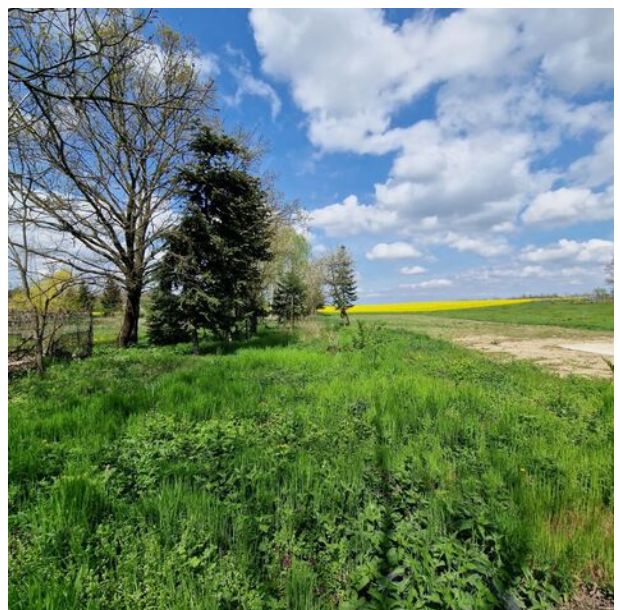
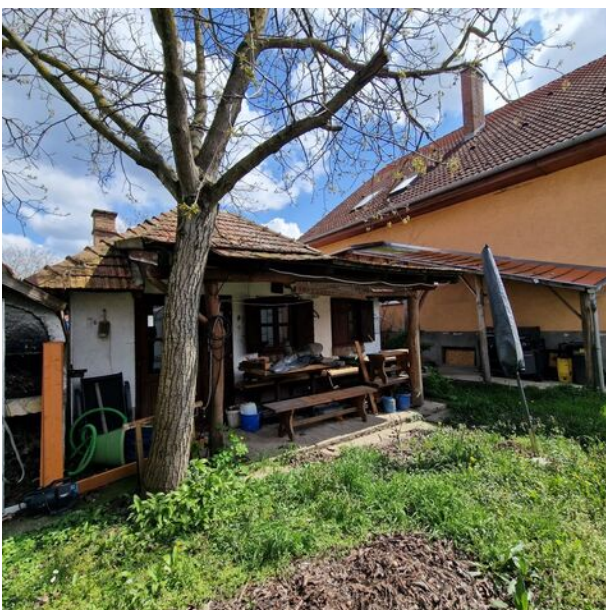
Workshop



Workshop



Workshop





bread oven



