IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Property ID:KK0618-2

Unique property, right on the Slovenian border

Price:	100.000 € (≈ 36.308.000 Ft)
Living space:	207 sq. m.
Plot size:	700 sq. m.
Type of house:	Apartment building

Property description:

Current note: The price is 52,000,000 HUF.

Due to the current significant exchange rate fluctuations, we are unfortunately unable to update the displayed EUR price daily.

This property is more than just a building – it's a place with character, waiting for a new purpose and a new owner.

Originally built in 1940 and remodeled in 1980, the building is scheduled for renovation in 2026. Its stability is ensured by 50 cm thick walls.

The 207 m² net floor area comprises two separate living areas:

a total of 5 rooms

2 bathrooms

2 separate toilets

hallway

and a spacious terrace of almost 30 m².

The finished attic is a particular highlight. Constructed of high-quality wood, it boasts a solid, load-bearing structure and is therefore ideally suited for further development, thus increasing the living space.

The unique feature of this 700 m² property is the spaciousness created by its triangular shape. Thanks to its location with no direct neighbors, it offers an exceptional sense of space and complete privacy. The garden includes a 20-meter-long bowling alley, which is a real attraction and provides an excellent setting for social gatherings or catering events.

The potential uses are virtually unlimited:

Residential property for a two-generation household

Conversion into a guesthouse or apartment building

Community or cultural space

Restaurant/catering establishment

For commercial purposes

Due to its size and features, the property is extremely versatile.

Furnishings:

Utilities:

Water, electricity, and sewage connections are available and functional.

Gas connection on the property.

Location:

The property is located in the center of Resznek, in a well-maintained and continuously developing neighborhood:

Renovated houses and newly built villas characterize the area.

The new library is in the immediate vicinity.

Opposite is the bright community center with a gym across the street. Right next door, on the corner, are a hairdresser and a doctor's office.

Excellent infrastructure:

Bus stop only 20 meters away

Shopping center 60 meters away

New, paved roads

Special location features:

In close proximity to the Slovenian border

Between the spa towns of Lenti and Lendva

Near the Őrség National Park

Close to the popular Vadása Lake, a true gem for nature lovers

The location is unique because it lies halfway between Budapest and the Adriatic Sea. Thanks to the M7 motorway and its Slovenian extension, the accommodation is easily accessible, with direct road access to the sea.

Győr and Austria are quickly reachable via the new, well-developed A86 motorway, which is just a few minutes from the resort.

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

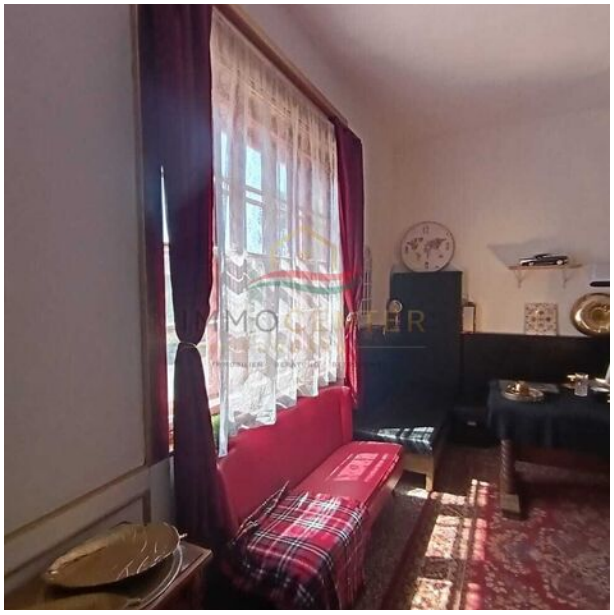
- Re-registration of all providers such as electricity, water, gas etc.

- 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



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