



Property ID4035



(AA) Extraordinary: Exclusive winery & first-class hotel above Lake Balaton

Type of object:	Winery
GLA:	100.000 sq. m.
Main area:	20.000 sq. m.
Price:	5.550.000 €
Commission Rate:	3.57% including Hungarian VAT



Property description:

The winery encompasses an approximately 10 hectare vineyard that mainly produces red wine. The company is a valued winner of the "Most Beautiful Winery" in Hungary. The winery is a showcase for the entire country in terms of sophistication, elegance and furnishings. The vineyard has retained most of its authentic heritage, including an unspoilt wine cellar approximately 275 years old.

This estate is located in the middle of a Salföldi Major National Park, in close proximity to Lake Balaton - on its northern bank. The lake is the largest freshwater lake in Central Europe, in the Transdanubian region of Hungary.

This makes this winery a preferred destination for tourists: an ideal location for weddings and birthday parties, corporate events and conferences. It's a filmmaker's and photographer's paradise. Guests can enjoy the exclusivity and privacy of this place. At the same time, the property serves as a family seat. This allows the winery to be viewed as a private residence for future owners.

The property / boutique hotel was built in 2012 and consists of 9 well-appointed rooms and 12 bathrooms.

Building plot: 6500 m²

Building size / area under roof: 1615 m²

Building usable area: 2437 m²

Elevator: Yes (Kone)

Room description:

- Master Suite Room - 40 sqm, ideal for newlyweds as a bridal suite
- Stone Cottage Standard Room - 20 sqm, with its own entrance and terrace, with a view of the Kali Basin,
- Santorini Premium Room - 28 m², wonderful view of the lavender field,
- Lavender luxury - 34 sqm, room design in lavender blue,
- Mirage Luxury - 36 m², Provencal style,
- Hunter's Den Premium - 30 square meters, held in natural colors,
- 3 Lemon Delight Standard Rooms - 18 sqm, in lively lemon yellow

The property has the following amenities:

- an outdoor pool (6.5 mx 17.5 m)

- an indoor pool (23 mx 2 m),
- sauna (15 sqm),
- steam bath (12 sqm),
- elevator,
- spacious rooms,
- high-tech facilities,
- State-of-the-art security systems,
- broadband internet / WIFI,
- HD satellite reception,
- and much more.

The wine gallery is suitable for wine tastings, business and private events and has a 1,300 m² terrace made of travertine / limestone.

The types of wine:

- Pinot Gris 0.5 ha,
- Pinot Noir 2.5 hectares;
- Merlot 1.5 hectares;
- Cabernet Franc 3 hectares;
- Cabernet Sauvignon 1 hectare.

For investors:

1. Possible expansion plans are available regarding the development of the villa 400 m² per hectare. There are about 10 hectares in total.
2. EU citizens, including Liechtenstein and Switzerland, can purchase agricultural land in Hungary if they meet the additional local requirements.

Location:

The environment includes:

Hegyeszt Geological Exhibition Center,
 Botanical Garden - Badacsonytomaj,
 Salföldi Major National Park (10 km),
 Tapolca, a small town with thermal springs,
 Zanka (a village with a wonderful view of Lake Balaton and storage facilities),
 Szentbékakála (a village 10 km away, interesting from a geological point of view),
 Liliomkert termeli piac (a village 15 km away, famous for its farmers' market).

Commission Rate: 3.57% including Hungarian VAT

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)

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