



Exceptionally beautiful project site in Western Hungary



Plot size:	160.202 sq. m.
Price:	1.500.000 € (≈ 544.620.000 Ft)
May be developed... :	yes
Type of usage:	Living



Property description:	16 ha large, exceptionally beautiful project site, located next to the Gerecse Nature Park, about 20 minutes from the M1 motorway (Budapest/Vienna). The 16 ha large project site has all the necessary permits for the development of a residential and recreation park and is also suitable for families who want a site with a lot of privacy: here you can build both a single family house and several smaller ones. The terrain slopes gently and offers an unobstructed view of the valley and the surrounding forests at every point. The site borders the beautiful Gerecse Nature Park, you can enter the park directly from the site. Originally, the current owner planned the project site as a closed eco-village/a +55 Active Adult Community, the designs and permits are available and can be viewed at any time. Some parameters: - 10% of the area can be built on - the maximum building height: 7.5 Meter - Infrastructure: the water, sewage and electricity connections are located on the edge of the village, about 150 meters from the property boundary. In addition to selling the property, the owner is also interested in a possible collaboration: the project could also be realized jointly with a financial partner. Offer price including designs and permits: € 890,000
Location:	20 km north of the M1 Vienna/Budapest motorway 60 km west of Budapest 180 km east of Vienna
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





