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BASIC DATA

object number: **3056/1312**
 object type: **Special object**
 state: **Dél-Dunántúl**
 address: **8707 Puzstakovácsi**
 price: **€ 150,000.-**
 Effective area:

DESCRIPTION

SMALL COUNTRY HOUSE FOR SALE IN PUSZTAKOVACSI

In Hungary in 8707 Puzstakovácsi (Somogy county), a small country house to be completely renovated is for sale with a gross floor area of 517.69 m². The property is in the middle of the tranquil street village of Puzstakovácsi and has an eventful historical history. The small country house was built in brick construction as Maár Castle in the years 1848-1849. In 1914 the property underwent a major renovation, during which the northern part was extended with 4 rooms, the southern part with a winter garden and a terrace.

In 1946, the owners and residents of this small architectural jewel were evicted by the communists and the property and their land were incorporated into an agricultural cooperative.

The property was used as an office building until the agricultural cooperative was dissolved. The plots of land that belonged to the property were sold and the building itself with a small garden area was purchased by the current owner.

The planned conversion measures into a boarding house were started but not completed for various reasons. For this reason, the property, which is listed on the outside, and the remaining part of the garden are in need of total renovation.

The net living area is currently 358.84 m².

The not yet developed attic has 20.51 m² and can be developed on 2 attic levels. The Drammen roof trusses are made from centuries-old Borofi fir trunks and have survived several storms of time in very good condition. The roof truss is only connected by wooden dowels, which have been connected for over a hundred years.

The two currently undeveloped attic levels can be reached via a hundred-year-old wooden staircase.

The ridge height of the building (which has seen better days) is 11 m. The room height is 3.80 m and the wall thicknesses are between 60 and 90 cm.

The property is classified under monument level 2 (on a 4-digit scale) and is being sold as it is currently vacant.

Renovation work began in 2008, during which part of the electrical wiring and water pipes in the planned wet rooms in the building were renewed. The refurbishment and conversion work was stopped and since then the former small jewel has been asleep like a slumber. From this it would like to be woken up by a buyer interested in building history, who would like to restore its long-faded splendor.

The approx. 3,950 m² plot of land, which is currently overgrown, slopes slightly to the west and is bordered by a small stream.

On the property there is a brick building/shed, in which there are 2 garages and two storage rooms. The property has water, gas and electricity connection via the community's public supply network (the connection points are on the property).

Since there is no public sewage system in the municipality of Puzstakovácsi, the sewage and waste water were disposed of via a property's own sewer into a cesspool, which must be renewed or completely rebuilt.

The property is owned by a company and is being sold using the Asset Dael process.

. The selling price is currently EUR 150,000 + 4% commission + lawyers + state taxes.

price: € 150,000.-

Buyer's comm.: 4% plus 27% VAT

Plot area: approx. 3,950.00 m²
living area: approx. 360.00 m²

year of construction: approx. 1848
noise: absolute quiet location
garage: 4
heating demand class: A+

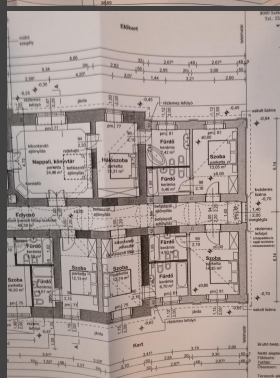
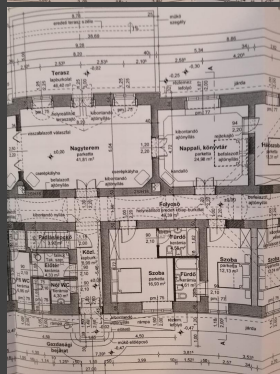
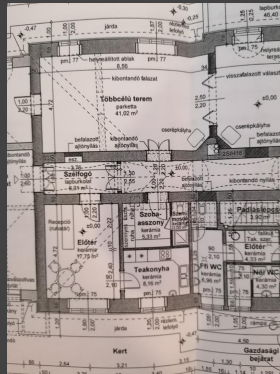
Garden: Private; **Bedroom:** 4; **Features:** suitable for shared apartment, bath room, kitchen, floor, with a cellar, rooms modifiable, old building; **Location:** Village centre; **Public transport:** Bus

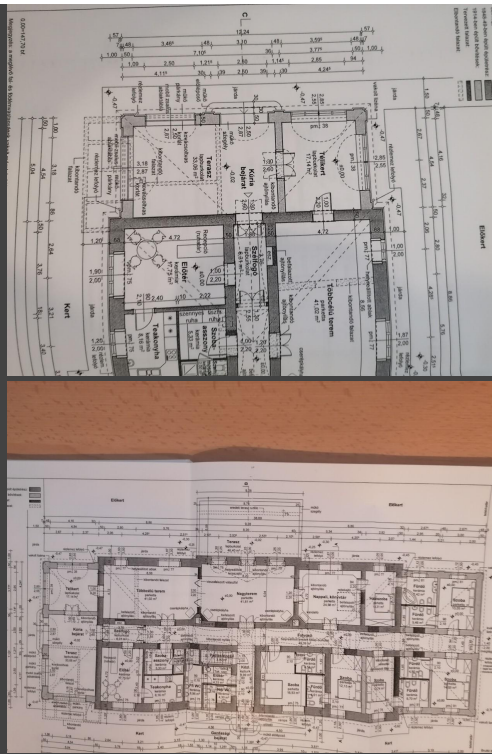












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Imprint

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