

CONTACT

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BASIC DATA

object number: **3056/1414**
 object type: **House**
 state: **Dél-Dunántúl**
 address: **7458 Polány**
 price: **€ 146,000.-**
 Living area: **approx. 103.00 m²**
 room: **3**

DESCRIPTION

COZY FARMHOUSE FOR SALE IN POLÁNY

In the village of Polanyi (German: Polern), located 25 minutes drive from Kaposvar, with a population of about 200 people (Somogyi, Kaposvar district) a fully renovated, very cosy farmhouse is for sale.

On a plot of 1,938 sqm, there are two houses, a 12 sqm wine cellar (in very good condition) and a small stable.

The 73 sqm house has 2 rooms of 17 sqm and 21 sqm, a kitchen-dining room (24 sqm) and a bathroom (11 sqm). The original ceiling beams have been preserved, which gives the interior of the house a special atmosphere. The roof rafters have been repaired and two rooms have air conditioning and a fireplace. The masonry is made of bricks, good thermal insulation reduces temperature fluctuations inside the rooms.

Plumbing and electrical wiring have been renewed; all pipes are underground with separate connections for the two houses. Gas connection is possible if necessary. Hot water is provided by a boiler. As there is no sewerage in the small village of Polanyi, a septic tank has been installed. The gas supply to the house is via a gas pipe, which is connected to the communal network of the village. The access road is paved with Viacolor paving stones.

The area of the guest house is 30 sqm. The house has 1 room, a small dining room with a kitchen corner and a bathroom with a toilet. Behind the house, there is a parking space for two cars.

There are many Germans and Dutch people living in Polanyi. The village is located about halfway between Kaposvar and Lake Balaton, a little closer to Kaposvar. It can be reached via the main road No. 67 or via road No. 6714. To the centre of Mörnösentmiklosz, take the side road No. 67 106 leading west.

The property will be handed over to the new owners after signing the sales contract and full payment of the property price.

Price: 146,000 Euro + 4% commission + legal expenses + taxes

price: **€ 146,000.-**

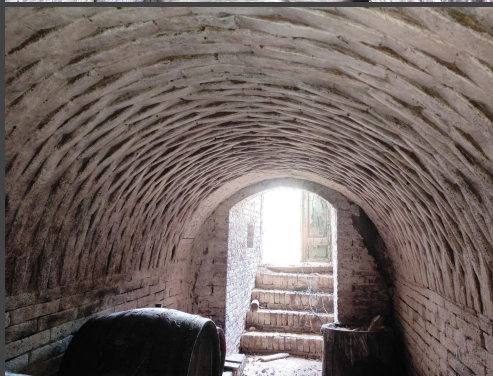
Buyer's comm.: **4% plus 27% VAT**

Living area: **approx. 103.00 m²**
 Plot area: **approx. 1,938.00 m²**
 Cellar area: **12 m²**

move-in as of:	sofort
room:	3
Bathroom:	2
toilet:	2
Cellar:	Shared cellar
parking space:	2
furniture:	unfurnished
heating:	heating / air condition
year of construction:	approx. 1920
condition:	very good
noise:	absolute quiet location

Air conditioning: individual; **Garden:** Private; **Bedroom:** 2; **Location:** Green location, Hillside location, Countryside, sunny location, edge of the village **Features:** bath room, kitchen, fireplace, number of residential units 2, with a cellar, old building; **Design:** brick solid; **Public transport:** Bus









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Imprint

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