

## CONTACT

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## BASIC DATA

object number: **3056/1454**  
 object type: **House**  
 state: **Dél-Dunántúl**  
 address: **8653 Ádánd**  
 price: **€ 102,000.-**  
 Living area: **100.00 m²**  
 room: **3**

## DESCRIPTION

### SINGLE-FAMILY HOUSE IN SOUTH TRANSDANUBIA IN NEED FOR RENOVATION

A renovation-ready single-family house in the village of Ádánd, located at 8653 Ádánd near Siófok at Lake Balaton, is up for sale. Ádánd is situated in South Transdanubia, Hungary, 11 km from Lake Balaton, the largest lake in Central Europe and one of Hungary's key tourist destinations. The village, with approximately 2200 residents, is nestled in the valley of the Sió Canal, within the Somogy Hills landscape.

The M7 highway is accessible by car in 13 minutes, and Ádánd is approximately 110 kilometers from Budapest.

The offered house is located in the village center, in a quiet alley, not far from Csapody Castle, the school, kindergarten, daycare, shopping facilities, post office, and medical practice.

The 1798 m² plot was developed with a residential building in the 1950s, which was expanded to 100 m² about 40 years ago.

The house currently has a living space of approximately 100 m² and is structured as follows: a hallway (about 12 m²), three rooms (20.82 m², 20.24 m², and 6.62 m²), a kitchen (9.02 m²), a pantry (3 m²), a bathroom (6.52 m²), a toilet (1.02 m²), a storage room with a loft ladder (5.65 m²), and a terrace with an area of 12.80 m².

The renovation has commenced. The house is dry, insulated, with new plastic windows and doors installed. However, further modernization measures should be considered to ensure sustainable use of the house.

Heating is provided by a new BOSCH gas boiler and wall radiators. The old mixed-fuel boiler can also be brought back into operation.

The roof structure is in good condition, and the attic is covered with insulating material but cannot be converted.

Several storage rooms, 2 garages, a smokehouse, and various (some in need of renovation) buildings suitable for animal husbandry (pigsty, poultry coop, horse stable) are directly connected to the building and located in the yard. High voltage is available.

The plot is flat, covered in grass, with a few fruit trees.

This property, located in a peaceful setting, is a good investment for a family. Due to its proximity to Lake Balaton (11 km) and the Igal thermal bath (55 km), as well as the mild Mediterranean climate, this property is suitable for both summer and winter stays. The large plot (1798 m²) could serve as a small homestead for animal husbandry and/or gardening.

The selling price for this property is EUR 102,000 + 4% commission + legal/translation costs + government taxes.

price: € 102,000.-

Buyer's comm.: 4% plus 20% VAT

Living area: 100.00 m<sup>2</sup>  
Plot area: 1,798.00 m<sup>2</sup>  
terrace area: 12 m<sup>2</sup>

move-in as of: right now  
room: 3  
Bathroom: 1  
toilet: 1  
Cellar: Partial cellar  
number of balconies: 0  
number of terraces: 1  
furniture: unfurnished  
heating: central heating  
year of construction: approx. 1960  
condition: satisfactory  
noise: low – none noise  
garage: 2

**Garden:** Private; **Features:** kitchen; **Location:** Village centre; **Design:** brick solid; **Public transport:** Bus











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