

The best location in town– everything possible– 27.612 m² of building land



460 m²



Living Area

15



Rooms

EUR 450.000, –

Price



7585 Háromfa



Herwig Froschauer

RE/MAX

Welcome

remax.at/2699/1609

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Fact & figures

Living Area	460 m ²
Usable Area	520 m ² - 580 m ²
Land in total (building land)	27.612 m ²
Rooms	15
Type of heating	Gas & Tiled Stove
Build (concrete rebuild)	ca. 2004
Inventory	full
Keller	partly (76 m ²)
Toilets	8
Bathrooms	8
Garage	1
Parking spaces	10
Balcony	2 = 30 m ²
Condition	good

Cost

Price *	EUR 450.000,-- equivalent HUF 180 Mio.
Commission 3 % incl. 20 % USt	EUR 16.200,--

* The offered price is an indication and could be higher or lower depending on market situation.

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Description

The Best Location in Town – Everything is Possible Here – 27,612 m² of Buildable Land

LOCATION

In a dreamy and tranquil setting in the southwest of Hungary, in the idyllic village of Haromfa near the town of Nagyadad in Somogy County, awaits an almost unique property – ideal for discerning investors from Germany, the Netherlands, France, Czechia, Slovenia, and beyond.

FEATURES / POSSIBILITIES

This magnificent manor house, extensively modernized and newly built about 20 years ago, impresses with its extraordinary charm and versatile usage possibilities. Whether as an exclusive residence for large or extended families, a retreat for fishermen and hunters, for rental purposes, for dog breeding, or for equine breeding/riding stable – the possibilities are endless. Esteemed guests such as mayors, hunting associations, and dog breeding organizations have already visited this estate and appreciated its special atmosphere and top-notch facilities. In the spacious kitchen, up to 50 guests have been treated to culinary delights – a testament to the potential and the attention to detail invested in this project. High-quality materials (solid wood, tile stoves, clinker bricks, etc.) have been used throughout the furnishings, with meticulous care given to every detail.

Located on a private fish lake, the estate spans a total of 27,612 m² of buildable land and features:

HIGHLIGHTS

Lakefront Property: Unobstructed view of the adjacent lake

Core Building Area Around the House: 11,468 m² fully developed as buildable land

Living Space: Approximately 460 m², distributed over around 15 tastefully designed rooms, some configured as individual apartments with private terraces and balconies

Gourmet Kitchen: Spacious and equipped with professional-grade appliances

Parking: About 9 parking spaces—with some designated spots—and a large garage

Sauna

Wine Cellar: For the discerning connoisseur

Fully Developed Site: Electricity, water, gas, internet, sewage connection, and a well are available

Swimming Pond: An idyllic pond of around 100 m² with a large wooden terrace

Outdoor Areas: Several covered seating areas with outdoor kitchens and refrigerators

Bread/Pizza Oven with Smoking Function

Vegetable Garden and Orchard: Featuring apples, pears, plums, and more

Additional Building Plots: 16,144 m² (recently reclassified with an investment of approximately €100,000); neighboring plots (around 17,396 m², available separately as they are not part of this transaction) further enhance the offer

Operating Costs: Manageable and economical

In Haromfa, there is a small supermarket and a café. The surrounding area offers a high standard of living since the nearby town of Nagyadad provides all necessary shops, medical facilities, and even an inviting thermal bath. The excellent transport links – only about 4 hours from Vienna and just over 2 hours from southeast Styria – further guarantee outstanding accessibility.

Your Price: EUR 450,000, or an equivalent of 180 million HUF

Note: The above price is indicative and subject to adjustment, upward or downward, pending seller approval.

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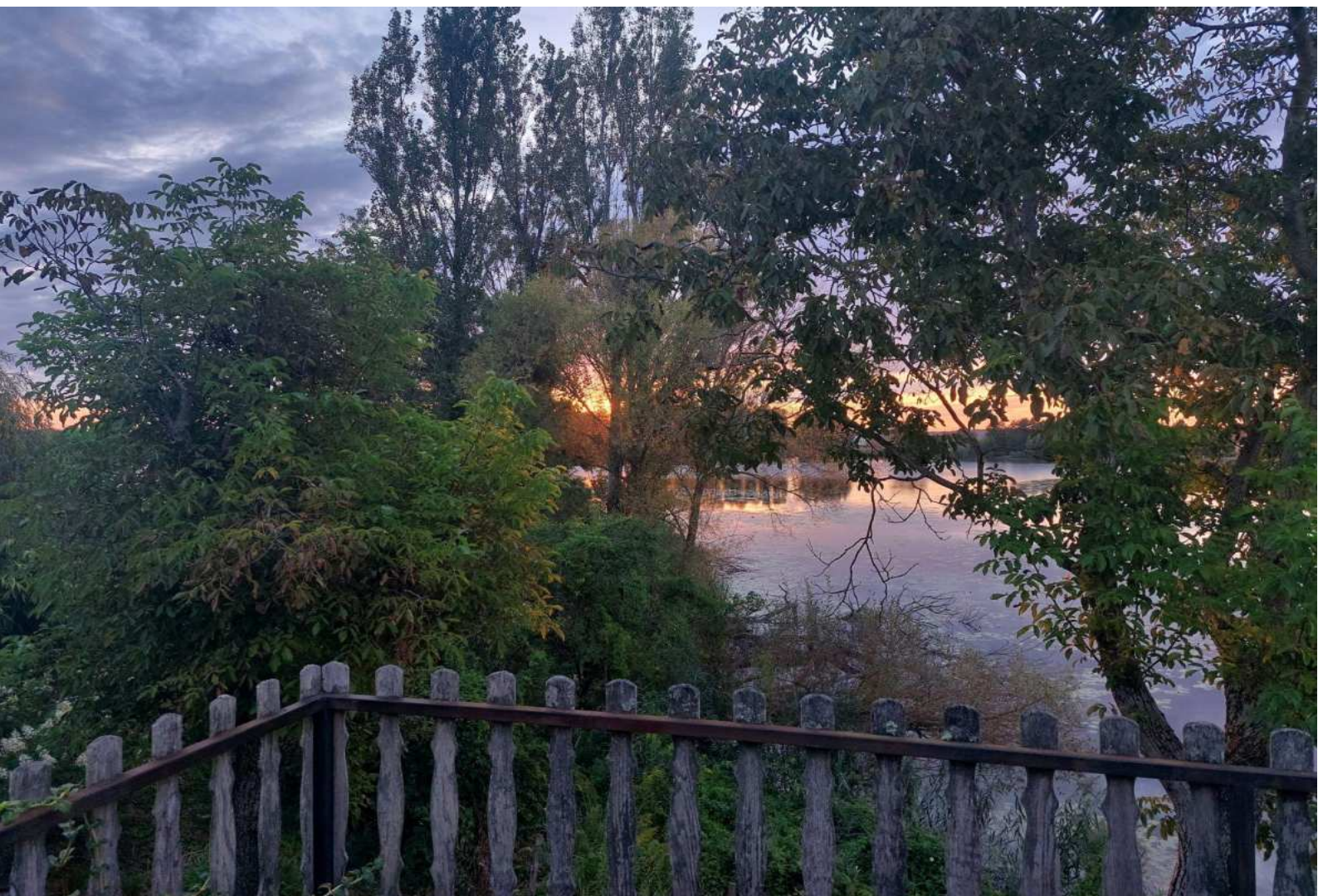
Take advantage of this unique opportunity to invest in a property that stands out through its idyllic location, versatile usage possibilities, and extraordinary appeal. Contact us for further information or to schedule a personal viewing, and discover how your visions can come to life in this one-of-a-kind retreat.

The broker is acting as a dual agent.

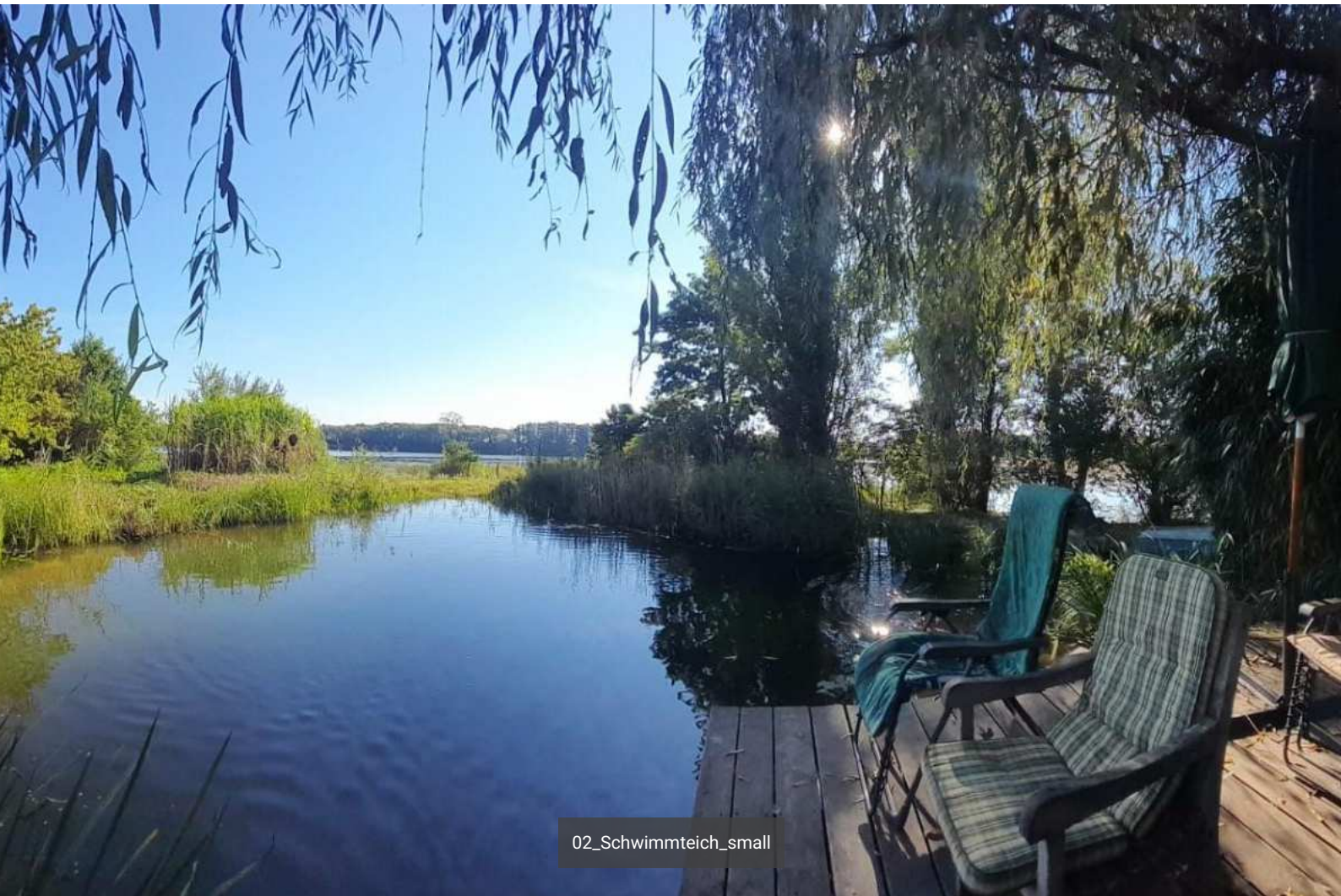
In accordance with the FAGG (Distance and Off-Premises Transactions Act) and the VRUG (Consumer Rights Directive Implementation Act), we are now only able to arrange appointments after receiving a written inquiry with complete contact details. This also applies to the provision of relevant information, such as the location. We are happy to send you the requested information and documents, including the address, via this method.

Mandatory Information Required:

First and Last Name
Current Registered Address (primary residence)
Telephone Number
Email Address



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02_Schwimmteich_small



03_Terrasse



04_Einfahrt_Parken

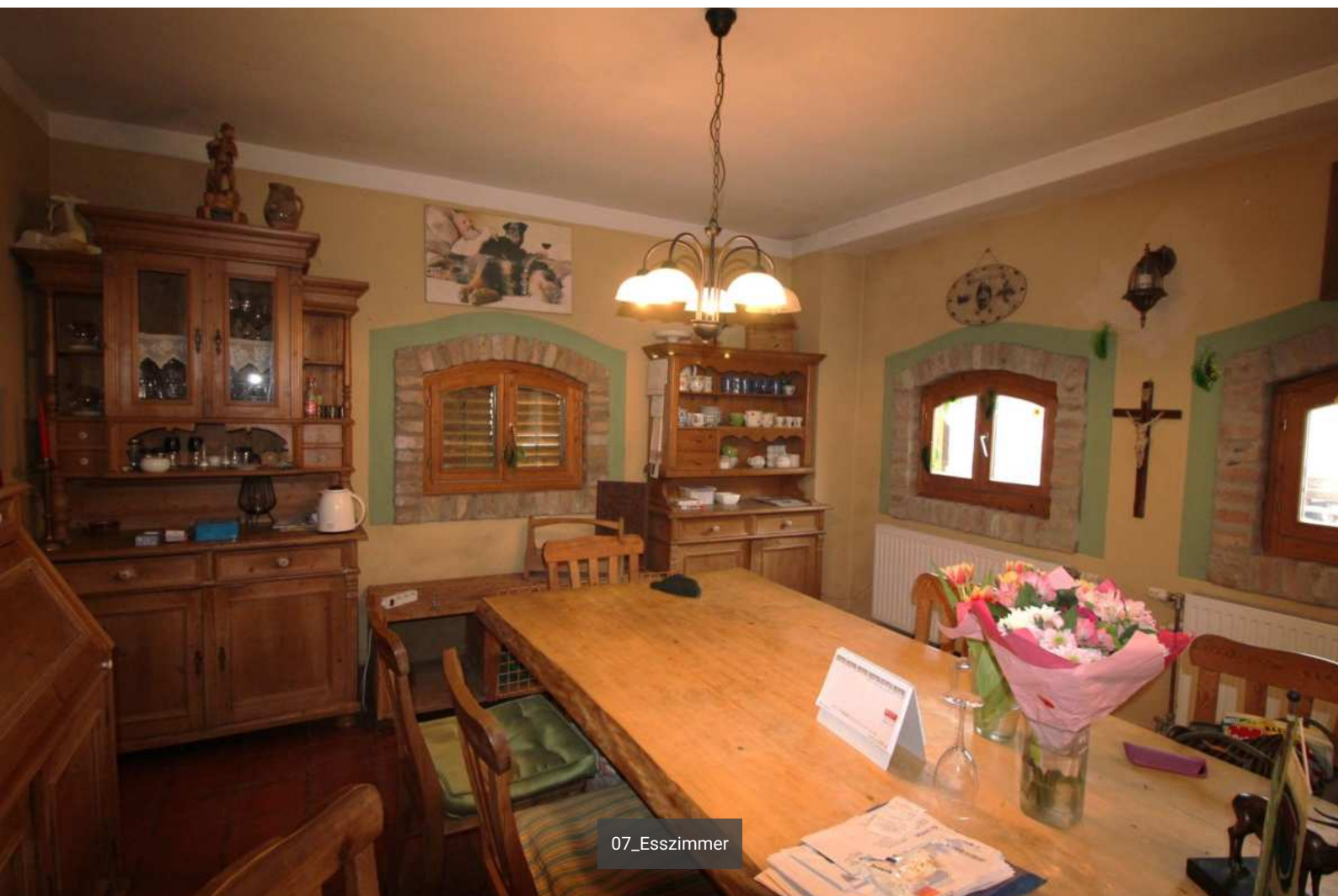
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05_Obstgarten



06_Esszimmer



07_Esszimmer

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11_Gang

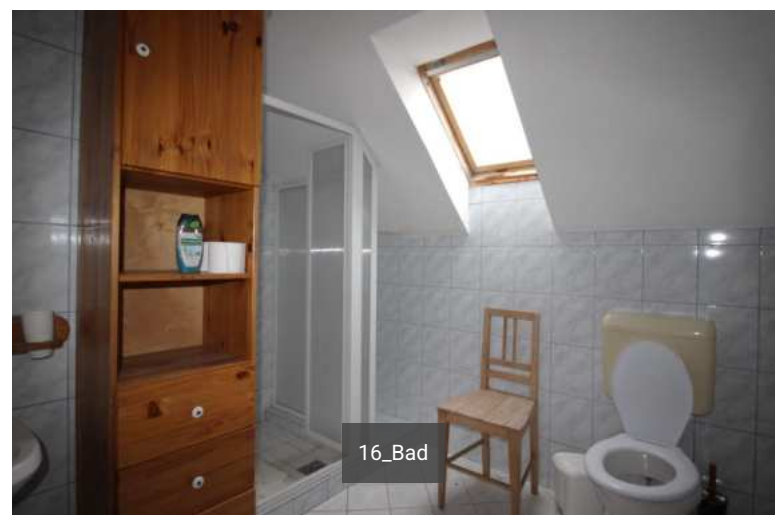
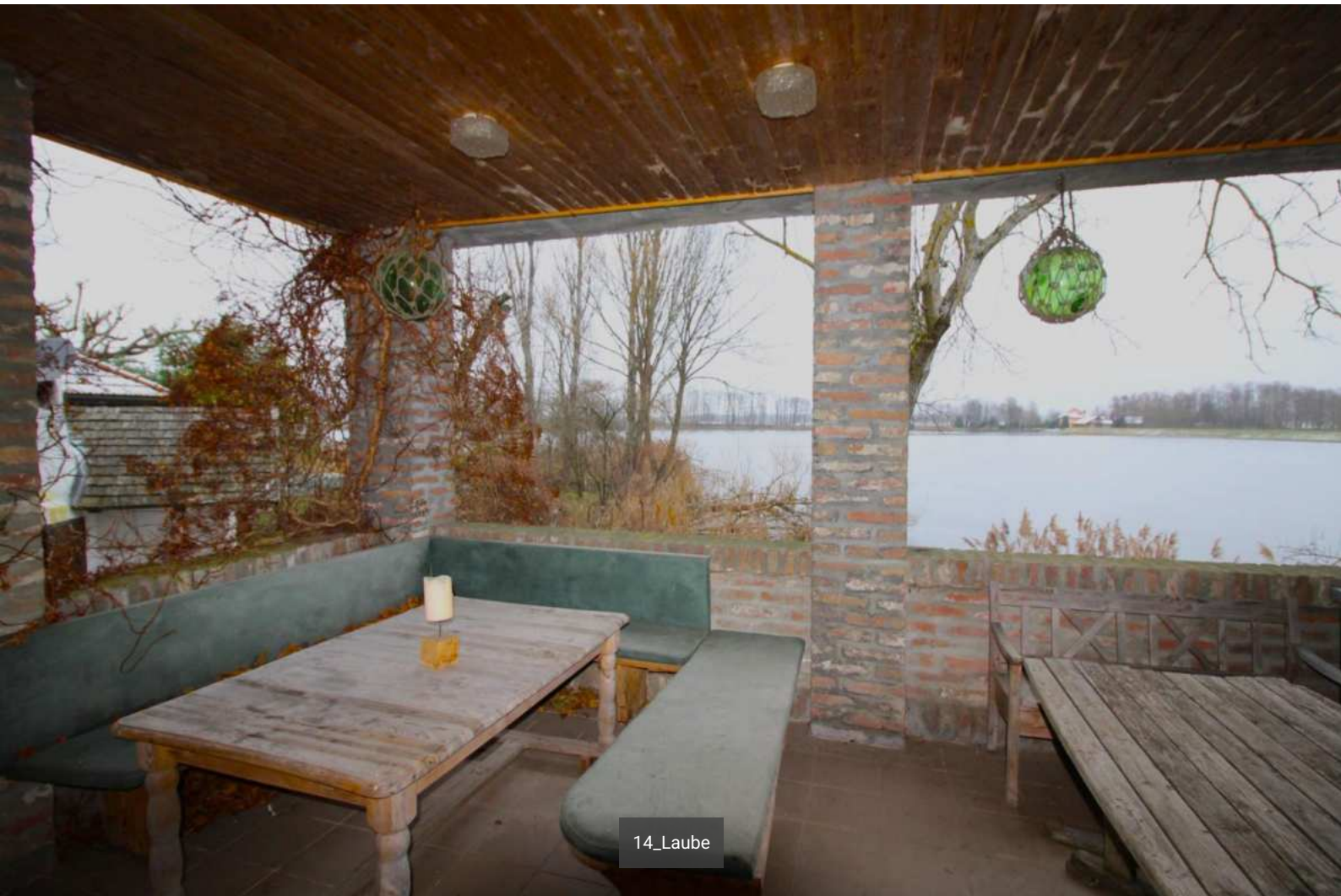


12_Kachelofen

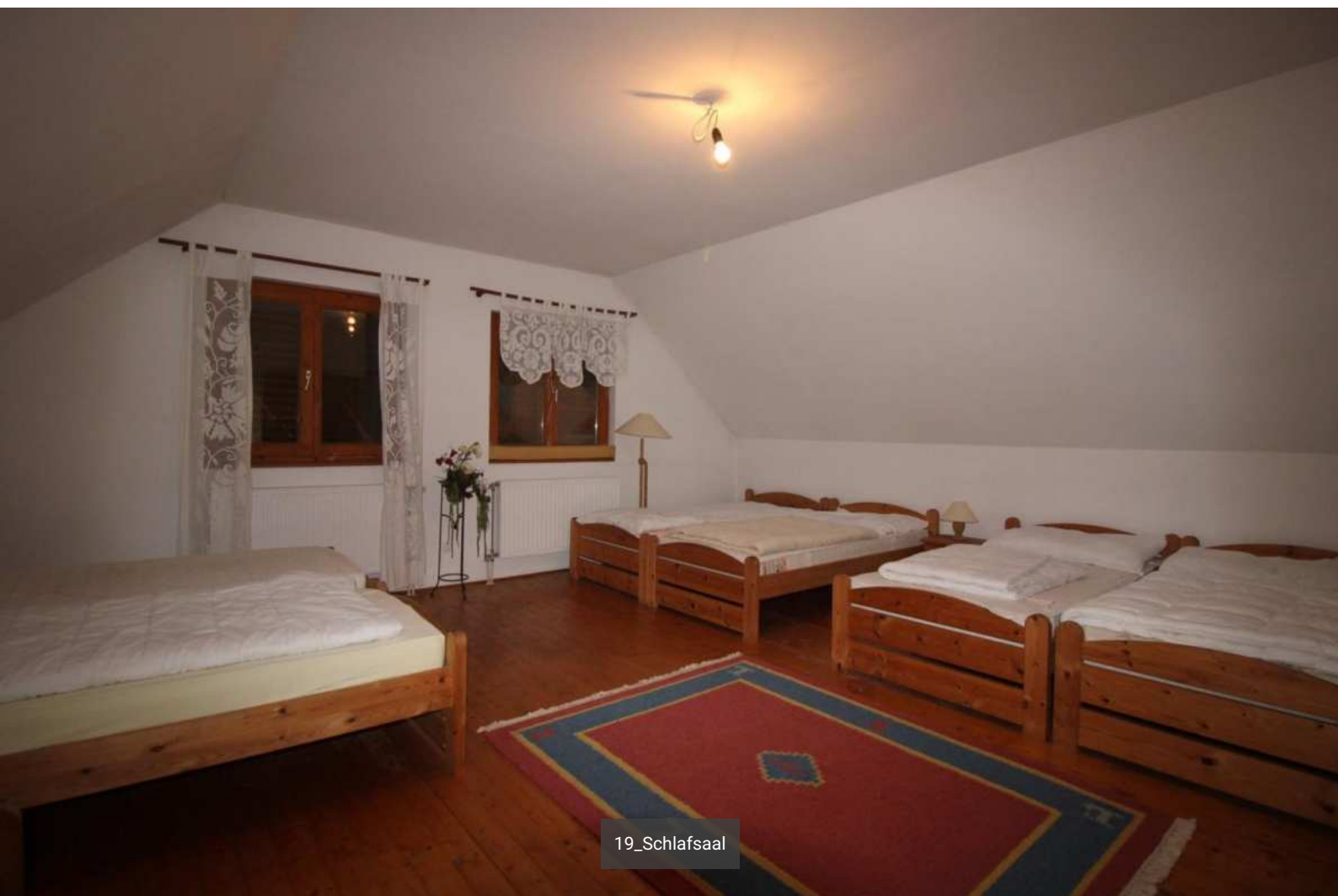


13_Atrium

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20_Schlafzimmer_2



21_Schlafzimmer_1



22_Pavillon

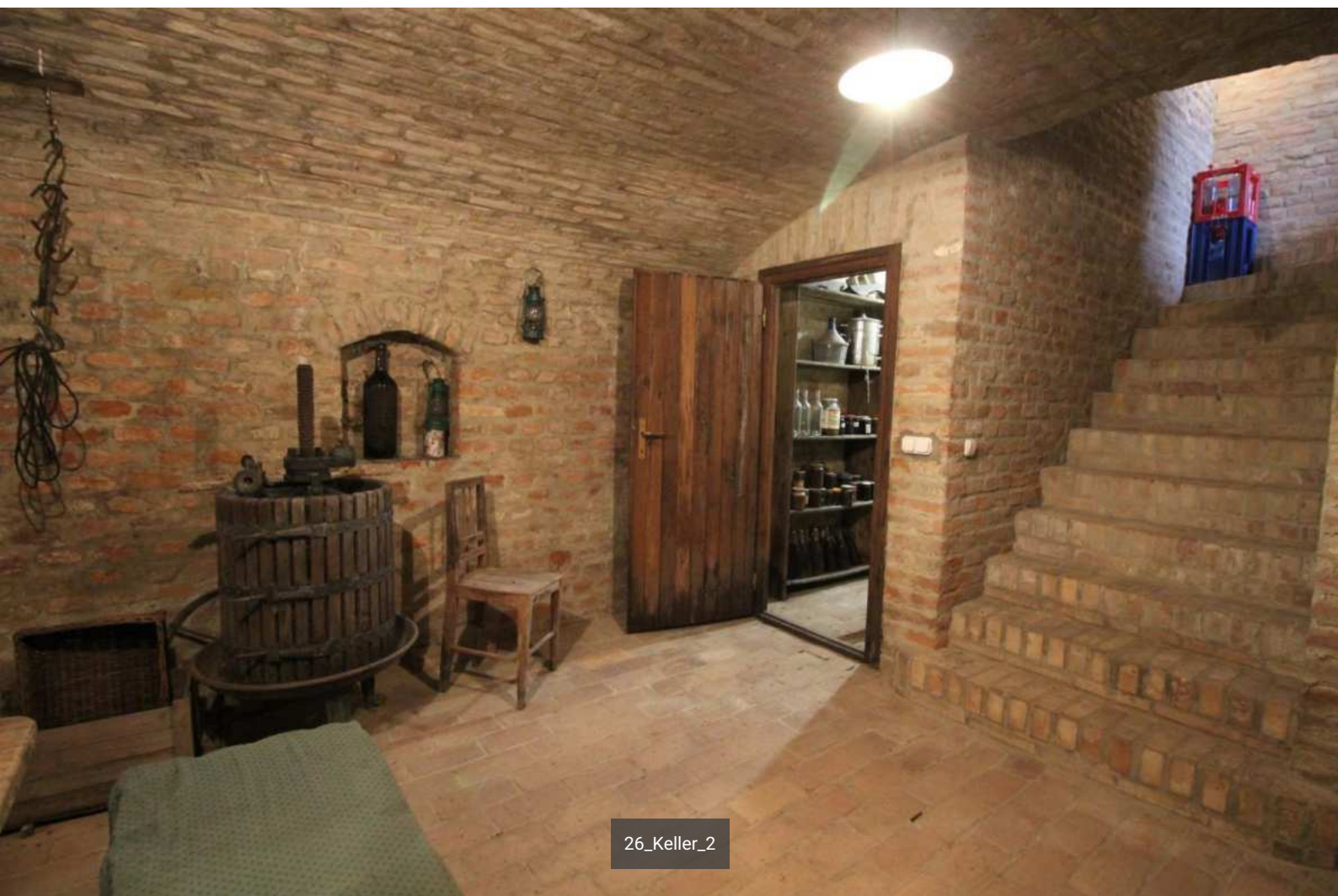
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23_Pizza_Brotofen



25_Keller_1

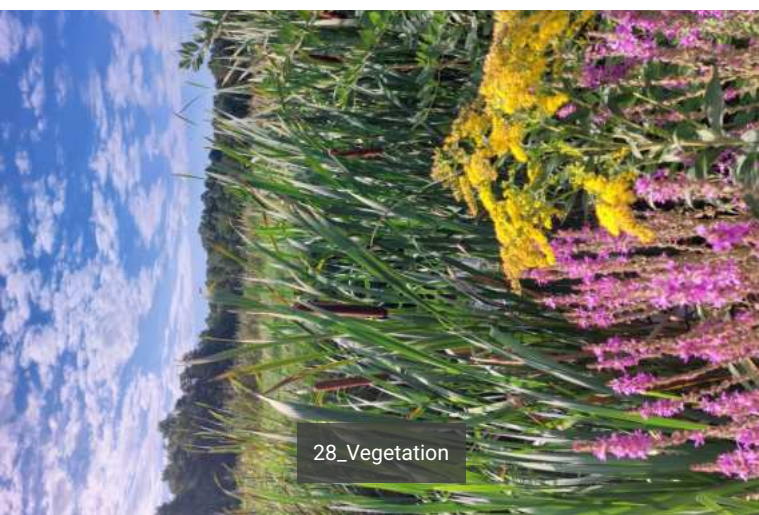


26_Keller_2

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27_Háromfa



28_Vegetation



29_Luftansicht Winter

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30_Luftansicht Winter_2



31_Seeblick



32_Seeblick_2

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33_Schwimmteich



34_Terrasse Schwimmteich

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Contact



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