

Large working farm in Hungary (next to Lajosmizse)

- 33 hectares of farmland in an agricultural zone: 0.65km² land, 2.5km outside the village.
- several stables are ready to use, with 12 large stalls, garages for tractors and cars, plenty of space for agricultural machinery, equipment, and tools.
- attic space above the stables for about 100 large round hay bales and 3 fodder silos.
- a two-story residential building - directly attached to the barn.
- two guest houses for rent. The current owner resides in another house.
- private drinking water wells - with certificate - as well as a water reservoir of about 1300m³.
- the lawns in front of the houses are automatically watered.
- possible use of the well-kept grounds:
 - guesthouses for horse riders, holiday farm, horse breeding, pet sanctuary, animal husbandry generally.
 - breeding, fattening and trade in poultry of all kinds, as well as rabbits, sheep, pigs, egg production, (e.g. all organic!).
 - production of agricultural products, such as cereals, vegetables, strawberries, fruits and flowers.
- the well-kept property is situated only 6km away from the motorway. Budapest international airport is easily reachable in 45 minutes by car.
- hospitals, medical care, thermal baths, indoor and outdoor pools, as well as sports venues and major shopping centers are nearby.
- selling price: less than **CHF 2.3/m² (CHF 750'000.- negotiable)** plus any applicable customary fees and notary costs.
- visit by appointment, and after presentation of a bank certificate.

Contact person:

Lorenzo Molinari
+36 30 929 5507
info@lomol.ch

Wien-Budapest: 250km
Budapest-Lajosmizse: 75km
Lajosmizse-Airport: 65km



Aerial photos



Residential building

In the big house there is a modern kitchen with a gas stove, dishwasher, microwave, large fridge, and everything you could wish for.

The dining room is dominated by a wood stove, as well as an open spiral staircase to the attic.

The large double bedroom is illuminated by three windows and located next to the dining room.

The large bathroom can be accessed through the dining room.

Two wall closets with a total of 14 doors let you forget about space concerns. In the bathroom there is a separate toilet, a wash basin with base and mirror cabinet, a shower, and a corner bath. Furthermore, a washing machine and a dryer are available.

The open spiral staircase leads to the living room under the roof. A 4-meter-wide glass patio door provides enough light inside. Through the door you can step out to a flagstone terrace of about 40m². From here you can enjoy the view over the fields, paddocks, and stables.

The house is heated by floor heating on the ground floor. The heating works with gas. All floors are made of stone slabs and all ceilings are wood panelling.

The covered porch, which is closed halfway with glass windows, provides a bench and a table with enough space for 10 people.



Big Guesthouse (1/2)

Through the double door you enter directly into the large, modern kitchen. The ceramic stove, the oven and wall cupboards are very inviting for those who love to cook. The large corner seat offers enough space even for unexpected visitors.

To the left of the kitchen is the living room with two sofa beds (max. 4 people), a small bookcase with a TV and an open staircase leading to the attic. The whole living room is open to the rafters. Exposed wooden beams and panelling provide a beautiful finish. The fireplace in the living room is heated with wood.

The living room opens on the aforementioned staircase to the top floor where the large bedroom with wall closet can be found.

The bathroom has a toilet, sink, a large shower, and an electric water heater.

The spacious, covered veranda is great to use from spring to late autumn. A barbecue is available.



Big Guesthouse (2/2)



Small Guesthouse (1/2)

The covered veranda leads directly into a sizeable yet cosy living room under the rafters. A small sofa with corner table, floor lamp, wall unit with TV, and a dining room table with four chairs completes the furnishing. An iron wood stove and an electric storage heater spread warmth on chilly days.

A free wooden staircase leads to the attic, which contains an open-plan bedroom with two beds.

The kitchen is fully equipped with a ceramic stove, etc.

The small but practical bathroom is equipped with a toilet, sink and shower, (incl. separate small heating).



Small Guesthouse (2/2)



Residential building and barn (attached)

Immediately behind the big stables with 7 bright window boxes (3m x 3.50m), tack room with toilet, floor heating and fodder corner, is the modern barn house.

The ground floor has a large living / dining room with an open, modern kitchen. On the ground floor you can find a separate toilet and a room for washing machine and dryer. The living room leads directly into the stable and the horse boxes.

The open spiral staircase made of acacia wood leads to the 1st floor.

A very large double bedroom and a children's room offer plenty of space in this house for a family. The bathroom with toilet and bathtub are also on the 1st floor.

The whole house is heated by modern floor heating.

A space in front of the house invites you to linger.

On the opposite side of the large building you find a huge storage area with space for two tractors and various machines.

The attic can easily store a large amount of hay and straw bales. A more than 20-meter-long conveyor system facilitates the bale transport.



Residential building (1/2)



Residential building (2/2)



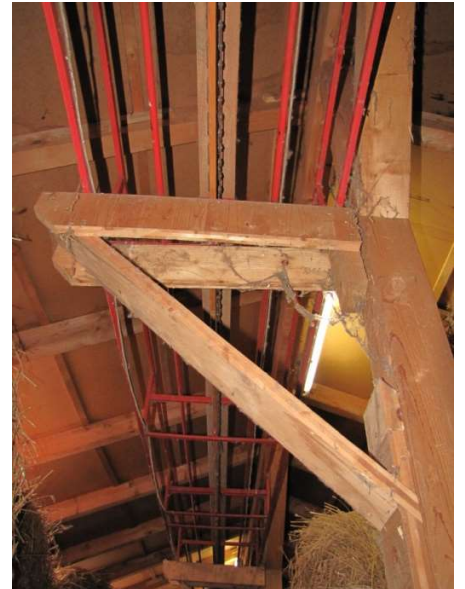
Barn and attic (1/3)



Barn and attic (2/3)



Barn and attic (3/3)



Farm stable (1/3)

On the right side of stable there is a double garage with workshop. In addition, the actual stable holds three boxes (4m x 4.50m), e.g. for mares with foals. The boxes are equipped with two doors and with some movement you can transform them into six single stables.

Instead of a fourth box, an 8m² refrigerator was installed.

The feed mill is also located in the stable and is fed from the silos installed in the attic.

At the end of the stables you can find a 30m² big room. There is a lot of storage space and the washing machine.

In the attic there are three fodder silos and enough space for hay and straw bales and various devices and equipment.



Farm stable (2/3)



Farm stable (3/3)



Courtyard

The entire courtyard with the residential building, the two guesthouses and the stable is surrounded by trees, bushes and a well-kept lawn. The lawn is watered by a "TORO" computer controlled sprinkler system twice a day supplied with water from a separate well. In a little shed all electricity meters, the fuse box and the control system for garden watering are mounted.



Paddocks and fields (1/4)

On the side, where the houses and stables are (almost 15ha), spacious pastures and outlets has been created for the horses.

The fence posts, dug at a distance of 3m, are made of acacia wood. The horizontal boards are made of fir wood. The smallest paddock measures 800m², the largest grazing land almost 60,000m².

For safety reasons the pastures are secured by 1.25m high, plasticized wire mesh. Approximately 2500m of wire mesh was installed.

Opposite the road we cultivate an area of 18.8ha. In the street a gas line was installed recently.

The paved road grants access to the site throughout the whole year.



Paddocks and fields (2/3)



Paddocks and fields (3/3)



Agricultural field



Rainwater reservoir / Irrigation / Drinking water

The estate has its own drinking water well (certified) and a water reservoir of approx. 1300m³. The reservoir is fed with rainwater, which is pumped from the stable house. Furthermore, there is a pumping station powered by a wind turbine that pumps groundwater into the reservoir. The partially defective polythene cover will be completely replaced by the present owner.



Small stable (former sheep pen)

The former sheep pen was converted to boxes for horses a few years ago. The boxes can be adjusted, e.g. two bigger ones for horse and foal, or 4 individual boxes. In the back there is fodder storage.



Security

To monitor the estate infrared detectors and some video cameras have been installed. The infrared detectors are connected to a security company that comes to the site within a few minutes after the alarm goes off. Video surveillance can be monitored from within the residential house.

