



## 2 House Estate For Sale In Hosszuhetyeny



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 525,189.44

### Τοποθεσία

Χώρα:	Hungary
Διεύθυνση:	Püspökszentlászló utca 16
Ταχυδρομικός κωδικός:	7694
Δημοσιεύθηκε:	05/03/2025
Περιγραφή:	2 House Estate For Sale In Hosszuhetyeny Hungary

Esales Property ID: es5554520

Property Location

Püspökszentlászló utca 16

Hosszuhetyeny

Baranya

7694

Hungary



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## Property Details

### A Dual Haven in the Hungarian Heartland: Two Homes on One Enchanting Estate in Hosszúhetény

In the tranquil embrace of Hosszúhetény, a picturesque village nestled in the heart of Hungary, an extraordinary property awaits those seeking a serene and versatile lifestyle. This unique estate, encompassing 4500 square meters of land, including approximately 3000 square meters of private oak forest, features not one, but two distinct houses, each offering its own unique charm and potential. This dual-dwelling property, located in the neighboring village of Püspökszentlászló, presents an enticing proposition for purchase, exchange, or even long-term rental, promising a life of peace, privacy, and natural beauty.

#### A Symphony of Space and Versatility:

The estate's expansive grounds, a verdant tapestry of manicured gardens and untouched woodland, provide a sense of seclusion and connection with nature. The two houses, each with its own separate entrance, offer a remarkable degree of flexibility, catering to diverse needs and preferences. House #1, a two-story residence built in the 2000s, spans 110 square meters, while House #2, a newly constructed rustic dwelling, provides 85 square meters of comfortable living space. This dual-property configuration makes the estate ideal for multi-generational living, hosting guests, or even generating rental income.

#### House #1: Modern Comfort and Functional Design:

House #1, a testament to modern comfort and functional design, features a well-conceived layout across two floors. The base floor encompasses a spacious kitchen seamlessly integrated with a living room area, creating a warm and inviting space for family gatherings and social events. A bathroom equipped with a bathtub and an infrared sauna provides a sanctuary for relaxation and rejuvenation. A separate toilet, a storage room, and a garage with ample storage and parking complete the base floor's amenities. Air conditioning ensures year-round comfort.

Ascending to the first floor, residents are greeted by two bedrooms, a large storage room, a bathroom with a bathtub, a separate toilet, and an office room, providing ample space for work and rest. Air conditioning further enhances the comfort of this level.

#### House #2: Rustic Charm and Contemporary Convenience:

House #2, a newly built rustic dwelling, exudes a charming old-fashioned style while incorporating modern conveniences. This 85-square-meter residence features a kitchen, a living room, a bedroom, a storage room, a closet, and a bathroom with a bathtub, providing a comfortable and inviting living space. The rustic design elements, combined with modern amenities, create a unique and appealing ambiance.

#### A Haven of Tranquility and Affordability:

The estate's location in a peaceful village setting ensures a tranquil and private living environment. The absence of permanent residents on either side of the property further enhances the sense of seclusion and



serenity. The remarkably low monthly utility cost of 150 Euros for the entire property adds to its appeal, making it an affordable and sustainable living option.

## A Gateway to Baranya County's Treasures:

Hosszúhetény, situated in Baranya County, provides easy access to a wealth of cultural and natural attractions. The vibrant city of Pécs, renowned for its Zsolnay Cultural Quarter and thermal spa, is within easy reach. The historic towns of Siklós and Szigetvár, featuring thermal spas and medieval castles, offer glimpses into Hungary's rich past. The Máriagyúdi Boldogasszony-kegytemplom in Siklós, a renowned pilgrimage site, attracts visitors from far and wide.

The village of Püspökszentlászló, home to the Püspökszentlászló castle, church, and arboretum, is a testament to the region's historical and natural beauty. The Abaliget Cave, a natural wonder, and the Zingő observatory in Hosszúhetény provide opportunities for exploration and discovery. The Castle of Zrínyi in Szigetvár, a symbol of Hungarian resistance, stands as a reminder of the region's historical significance.

## A Canvas for Diverse Lifestyles and Aspirations:

This dual-dwelling estate in Hosszúhetény offers a canvas for diverse lifestyles and aspirations. Whether seeking a peaceful retreat, a multi-generational home, or an investment property, this unique estate provides a wealth of possibilities. The expansive grounds, the two distinct houses, and the tranquil village setting create a haven of comfort, privacy, and natural beauty.

The option for purchase, exchange, or long-term rental adds to the property's versatility, catering to diverse financial and lifestyle preferences. The low monthly utility cost and the potential for rental income make it an attractive and sustainable investment.

## Embrace the Hungarian Countryside: A Life of Serenity and Authenticity:

Owning this dual-dwelling estate in Hosszúhetény is more than just acquiring a property; it's about embracing the Hungarian countryside, a way of life that celebrates nature, community, and the simple pleasures of life. The tranquil village setting, the verdant landscapes, and the warm hospitality of the local community create an atmosphere of timeless charm and enduring beauty.

Imagine waking up to the sounds of nature, enjoying leisurely strolls through the private oak forest, and savoring the tranquility of the Hungarian countryside. This is the life that awaits you in this exceptional estate, a life of serenity, authenticity, and connection with nature. This property is a gateway to a life that is both deeply rooted in the past and vibrantly connected to the present, a legacy that can be passed down to future generations. The opportunity to create a home or investment in this truly special place is one that should not be missed.

## ABOUT THE AREA

Hosszúhetény is a charming village nestled in the Baranya County of southern Hungary, situated in the



Mecsek Hills. This picturesque locale is known for its tranquil atmosphere, scenic landscapes, and traditional Hungarian rural charm. The village offers a peaceful retreat from the hustle and bustle of city life, making it an ideal destination for those seeking a connection with nature and a slower pace of living.

The village is surrounded by lush forests and rolling hills, providing ample opportunities for outdoor activities such as hiking, cycling, and nature walks. The Mecsek Hills, in particular, are a popular destination for nature enthusiasts, offering breathtaking views and diverse flora and fauna. Hosszúhetény itself retains much of its traditional character, with quaint houses and a welcoming community.

Culturally, Hosszúhetény and the surrounding region are rich in history and traditions. The area is known for its folk art, traditional crafts, and local festivals, providing visitors with a glimpse into authentic Hungarian culture. The proximity to larger towns and cities in Baranya County, such as Pécs, ensures access to a wider range of cultural attractions, historical sites, and modern amenities.

When considering travel to Hosszúhetény, the nearest major airport is Pécs-Pogány Airport (PEV). While this airport primarily handles general aviation and smaller aircraft, the most common and practical option for international travelers is Budapest Ferenc Liszt International Airport (BUD). Budapest Airport offers extensive international connections and is well-connected to the rest of Hungary via road and rail, making it the primary gateway for those traveling to Hosszúhetény. From Budapest, travelers can reach Hosszúhetény by car or public transportation, typically involving a combination of train and bus services.

## MAIN FEATURES:

- \* 270m<sup>2</sup> of living space
- \* 4300m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Hungary
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	270 τ.μ

## Lease terms

Date Available:



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## Contact information

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