



## Modern 2021 Bungalow on a Massive 2,108 m<sup>2</sup> Plot – Safe & Peaceful Retreat Near the Austrian Border



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 84,900

### Elhelyezkedés

Ország:	Magyarország
Irányítószám:	9341
Feladta:	2026. 03. 21.
Leírás:	

Discover your perfect getaway in this modern, detached bungalow built in 2021, located in the exceptionally peaceful and safe village of Kisfalud. This move-in-ready property is situated in the Győr-Moson-Sopron region, just 10 km from Kapuvár and within easy reach of both the Austrian and Slovakian borders.

**Professional Valuation & Transparency:** The property has undergone a formal, professional, and detailed market valuation conducted by the real estate expert firm GamaHome Ingatlanszakértő Kft.. This official appraisal is highly current, dated March 11, 2026. The report is based on a comprehensive site inspection (February 25, 2026) and includes a thorough market comparison analysis to ensure a fair and accurate price. The full expert report, including recent photography and technical diagnostics, is available for review by serious buyers to ensure complete transparency.

The full valuation report is available to serious potential buyers upon contact.

### Property Highlights:

**Modern & Efficient:** A 2021 lightweight wooden construction featuring fully insulated walls and high-quality plastic windows with thermal insulation.

**Living Space:** The interior includes a spacious 17.23 m<sup>2</sup> main room, a functional 13.20 m<sup>2</sup> kitchen, and a modern bathroom.

**Massive Lot:** A flat, 2,108 m<sup>2</sup> plot offering total privacy and ample space for gardening, recreation, or



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further development.

Full Utilities: The home is connected to electricity, water, and the central sewage system. It features modern electric heating and an electric boiler for hot water. Gas connection is available directly at the plot.

#### Location & Safety:

Kisfalud offers a rare level of security, boasting a recorded zero-crime rate, making it one of the safest locations for a holiday home or permanent residence. While enjoying a quiet, rural lifestyle surrounded by nature, you remain conveniently close to the economic hub of Győr and major transport links like the M1 motorway.

This is a unique opportunity to own a nearly new, low-maintenance home in a strategically located and remarkably safe European region.

ASKING PRICE: 84,900 EUR (negotiable)

#### Gyakori

Hálósobák:	1
Kész négyzetméter:	43 nm
Telekméret:	2108 nm

#### Room details

Total rooms:	2
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#### Building details

Emeletek száma:	1
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#### Lease terms

Date Available:

#### További információ

Weboldal URL:	<a href="http://www.arkadia.com/CA-T274819/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/CA-T274819/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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#### Contact information

IMLIX ID:	IX8.335.908
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