



## Estate of Properties & Land For Sale In Sărmas



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
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| Nome della ditta: | Esales Property Limited   |
| Nazione:          | United Kingdom  |
| Experience since: | 2002  |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
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| Languages:        | English   |
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### Dettagli dell'inserzione

|                |                  |
|----------------|------------------|
| Proprietà per: | Saldi            |
| Prezzo:        | USD 1,168,371.79 |

### Posizione

|              |  |
|--------------|--|
| Nazione:     | Romania  |
| Indirizzo:   | Romania  |
| Cap:         | 537260   |
| Pubblicato:  | 08/07/2025   |
| Descrizione: | Estate of Properties & Land For Sale In Sărmas Romania |

Esales Property ID: es5554672

Property Location

Pârâul Sărmasului

16

Sărmas

537260

Romania



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## Property Details

### Enchanting Estate & Expansive Land for Sale in Sărmaș, Harghita County, Romania

Nestled in the serene and picturesque heart of Harghita County, Transylvania, this exceptional estate in Sărmaș offers a unique opportunity to embrace a tranquil rural lifestyle while enjoying modern comforts and convenient access to local amenities and natural wonders. Comprising two distinct parcels of land, totaling an impressive 2843 m<sup>2</sup>, this property is a versatile investment, perfect for a large family residence, a charming guesthouse business, an agricultural venture, or simply a peaceful retreat amidst the stunning Carpathian landscape.

#### A Harmonious Ensemble of Buildings on Land 1

The primary land parcel, spanning 1185 m<sup>2</sup>, is a meticulously developed plot featuring six well-maintained buildings, thoughtfully designed to offer both comfort and functionality. The entire area is securely enclosed with traditional wooden fencing, ensuring privacy and a rustic aesthetic.

C1: The Main Living House (83.6 m<sup>2</sup>) forms the heart of the estate. This inviting residence boasts two spacious bedrooms (23 m<sup>2</sup> and 22 m<sup>2</sup>), a welcoming living room (20 m<sup>2</sup>), and a well-appointed kitchen (7.5 m<sup>2</sup>). The kitchen uniquely features a separate entrance leading directly to the garden and a dedicated BBQ area, perfect for al fresco dining and entertaining. Completing the main house are a modern bathroom with toilet (3.75 m<sup>2</sup>) and a practical food storage room (3.75 m<sup>2</sup>), which also provides convenient access to a roof storage area. All rooms are easily accessible via a central corridor (3.6 m<sup>2</sup>), ensuring a natural flow throughout the home.

Adjacent to the main house is C2: The Summer Kitchen, Dining Space, & Firewood Storage/Workshop Area (42.2 m<sup>2</sup>). This versatile building is ideal for seasonal cooking and gatherings, offering ample space for both dining and practical pursuits. For guests or extended family, C3: The Guest House (38.8 m<sup>2</sup>) provides independent accommodation. It features a comfortable 18 m<sup>2</sup> bedroom and an open-plan kitchen and living room (15.8 m<sup>2</sup>), ensuring a self-contained and cozy stay. A convenient 5 m<sup>2</sup> corridor leads to a valuable storage basement room and provides access to loft storage, maximizing usable space.

Further enhancing the property's utility are C4: A spacious Garage for one car (22 m<sup>2</sup>), providing secure parking, and two stable buildings. C5: A smaller Stable (14 m<sup>2</sup>) and C6: A large Stable (81 m<sup>2</sup>) offer excellent potential for equestrian enthusiasts, hobby farming, or conversion into additional workshops, studios, or storage, depending on your vision.

#### Modern Comforts & Self-Sufficiency

This estate thoughtfully combines traditional charm with modern conveniences. The Main House (C1) benefits from a robust wood burner central heating system with radiators in every room, ensuring warmth and comfort throughout the colder months. An additional heat source is available in the living room, directly from the kitchen oven, offering supplementary warmth and a cozy ambiance. The Guest House (C3) provides individual comfort with a wood fireplace in every room, creating an intimate and inviting atmosphere.



The property is fully connected to essential utilities, including mains electricity, and is seamlessly linked to the main water pipes and sewage system, providing hassle-free living. Furthermore, the estate boasts its own deep well, measuring 16m, which produces clean, fresh mountain water. This valuable resource is integrated into the main house taps via a pump and also offers the option of manual access, ensuring a reliable and sustainable water supply.

## Expansive Land 2: A Canvas for Your Aspirations

The second land parcel, spanning a generous 1658 m<sup>2</sup>, is presented as an empty field, a blank canvas ready for your creative vision. Its boundaries are clearly defined and secured with wooden fencing, offering immediate potential for a variety of uses. Whether you dream of cultivating an agricultural garden, establishing a small animal farm, or even constructing an additional house or complementary buildings (subject to local planning regulations), this substantial plot provides the space and freedom to realize your ambitions. The possibilities are vast, limited only by your imagination and local zoning.

## Strategic Location & Abundant Local Amenities

This property's location in Sărmaș offers an ideal blend of peaceful rural living with excellent accessibility to essential services and attractions. The town centre is just a short 600m walk away, where you'll find a welcoming community with vital amenities. These include schools, various places of worship (Catholic, Orthodox, and Baptist churches), a health clinic, well-stocked grocery shops, cozy local pubs, and modern sports centres.

Connectivity is a key advantage, with the Sărmaș Runc train station approximately 700m from the property, offering convenient links to the wider Romanian rail network. For more extensive shopping, dining, and services, the nearest town, Toplița, is just 10km away, while Gheorgheni, another significant city, is 22km from the estate.

International travel is facilitated by two key airports. Târgu Mureș Transilvania Airport (TGM) is the nearest international airport at 110km, offering regional connections. For a broader range of daily international flights, Cluj 'Avram Iancu' International Airport (CLJ) is located approximately 170km away. The vibrant capital city, Bucharest, is around 200km from Harghita County, making it accessible for extended trips.

## Discover the Charms of Harghita County

Beyond the immediate vicinity of Sărmaș, Harghita County unfolds a wealth of natural wonders and recreational opportunities, promising an enriching lifestyle or unforgettable holidays. Embrace the region's unique offerings:

- \* Sparkling Water Wonders: Embark on captivating 7km walking tours to natural sparkling water wells, a true local phenomenon. Indulge in relaxation at nearby sparkling water Thermal Baths & Spa facilities, offering rejuvenating experiences.

- \* Winter Sports Paradise: Just a short distance away, the renowned Borsec Winter Ski Resort provides



thrilling slopes for skiing enthusiasts. For a unique adrenaline rush, enjoy the exciting Bobsleigh track in Borsec. The area boasts a variety of other spa, ski resorts, and activities, ensuring year-round entertainment.

\* **Outdoor Adventure:** The pristine surrounding areas are famous for their fishing and hunting spots, particularly abundant with Trout, Bear, and Deer, appealing to nature lovers and outdoor adventurers.

\* **Cultural & Natural Heritage:** While not directly on the doorstep, Romania's iconic Black Sea coast is approximately 250km away, offering a summer escape. Furthermore, the Danube Delta, a UNESCO World Heritage Site and the second-largest river delta in Europe, is around 200km from the property, presenting a truly unique ecological marvel to explore.

## Investment Opportunity

This remarkable estate, offering a blend of comfortable living, versatile land, and excellent access to local amenities and natural attractions, is priced at €239,000. It represents an exceptional investment in a region known for its natural beauty, rich culture, and growing appeal to those seeking a peaceful yet connected lifestyle.

Whether you envision a spacious family home, a rural guesthouse venture, a productive smallholding, or a tranquil base for exploring the wonders of Transylvania, this property in Sărmaș provides an extraordinary foundation. Discover the potential and embrace the captivating charm of Romanian country life.

## ABOUT THE AREA

Sărmaș is a commune located in Harghita County, a picturesque region nestled in the heart of Transylvania, Romania. This area is characterized by its stunning natural landscapes, including the majestic Eastern Carpathian Mountains, lush forests, and serene valleys. The commune itself is composed of five villages: Sărmaș (the administrative center), Hodoșa, Fundoaia, Platonești, and Runc. Sărmaș offers a glimpse into authentic rural Romanian life, where traditions are preserved and the pace of life is slower, inviting visitors to unwind amidst tranquil surroundings.

The demographic makeup of Sărmaș is predominantly Romanian, with a significant Hungarian minority, reflecting the rich ethnic diversity characteristic of Transylvania. This cultural blend often manifests in local customs, cuisine, and even the architecture found in the villages. While not a major tourist hub, Sărmaș and its surrounding areas attract those seeking outdoor activities, peace, and a connection with nature. The region's natural beauty provides opportunities for hiking, exploring forested trails, and enjoying the fresh mountain air.

Harghita County, where Sărmaș is situated, is renowned for its diverse natural attractions and is a popular destination for eco-tourism and outdoor enthusiasts. Key highlights in the broader county include Lake Saint Ann, a unique volcanic crater lake, and the dramatic Bicz Gorge, a narrow canyon offering spectacular views. The area is also known for its mineral springs and spa resorts, providing opportunities for relaxation and wellness. The blend of cultural heritage and unspoiled nature makes Harghita an appealing destination for those looking for an authentic and refreshing experience in Romania.



For travelers looking to visit Sărmaș and the wider Harghita County, the most convenient airport is Brașov-Ghimbav International Airport (GHV), which is the fastest option for ground transfer, taking approximately 2 hours and 13 minutes to reach Miercurea-Ciuc, the county seat of Harghita, from which Sărmaș is further accessible. Other notable airports, though requiring longer travel times, include Bacău International Airport (BCM), Cluj-Napoca International Airport (CLJ), and Henri Coandă International Airport (OTP) in Bucharest, Romania's largest international gateway. These offer a wider range of international connections, but visitors should factor in additional time for overland travel to Sărmaș.

## MAiN FEATURES:

- \* 282m2 of living space between all buildings
- \* 1185m2 plot with extra plot of 1658m2
- \* 3 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* 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 Romania
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Comune

|                        |        |
|------------------------|--------|
| Camere da letto:       | 3      |
| Bagni:                 | 1      |
| Finito piedi quadrati: | 282 mq |

### Utility details

|          |    |
|----------|----|
| Heating: | Sì |
|----------|----|

### Lease terms

Date Available:

### Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.237.069 |
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