



super panoramic property for sale in Dörgicse Code: #I50

Price: *SOLD*



Town: Dörgicse
Floor area: 545 m²
Plot area: 34400 m²
Type: Familyhouse and cellar
Floors: 3
Room: 5
Small room: 1
Balcony: existing
Heating: gas+tiled stove
Cooler: existing
Roof: built in
View: panoramic
Garden: yes
Parking: parking lot
Cellar: yes
Solar panel: yes
Gas: yes
Irrigation system: yes
Alarm: yes
Pool: yes
Jacuzzi: yes
Sauna: yes
Built: 2003

An indispensable panoramic vineyard on the outskirts of Dörgicse, with a farm building built in 2003, suitable for housing, with a large cellar is for sale!

Main parameters:

Total area: 34,400 sqm

Total useful living space: 345 sqm on 2 levels (+ approx. 30 sqm storage) + 200 sqm cellar

The house is built of 38 Ytong, with custom-made larch windows and motorized shutters

Heating: condensing Viessmann gas boiler with solar assistance. The collectors produce domestic hot water all year round. It helps to heat the house in winter and the pool water in summer

Cellar: 200 sqm which is divided into 4 rooms (preparation, bottling, white wine, red wine). All rooms have gres tiles, water drains. Ceiling height: 3.5 m

Vineyard area: 2.4 hectares $\frac{1}{4}$ Merlot, $\frac{1}{4}$ Gray-friendly, $\frac{1}{4}$ Sauvignon Blanc, $\frac{1}{4}$ cut-out Cabernet Sauvignon awaits planting. The vineyard area is continuously cultivated, the grapes are also taken over

The remaining other areas: house with garden, orchard, vegetable garden, tractor turn

Alarm and antenna systems are built in the house

Security front door

Water circulating pool

Automatic sprinkler system

Wood-burning oven and grill

Water supply from own well

Gas supply: tank gas (5m³)

Covered, multi-car parking space

wood Storage

Plenty of fruit, almond and walnut trees

Small garden cultivation machines, tools, high-performance lawn tractor

New Holland tractor for grape cultivation and its accessories (sprayer, hoe, mulcher, wing hoe, snow blade, etc.)

Foil tent

Neighbors are barely or far away

Large kennel for dogs (approx. 50 sqm)

The whole area is fenced with wild net

The vineyard, the house and the Ltd. are free of litigation and claims

The area of the vineyard (and possibly the Ltd. itself) can be taken over immediately

The floor area of the house (which is taken out of the cultivation fund) and the other areas of the estate have separate topographical numbers, so the complicated outdoor sale and purchase procedure is significantly simplified.

Ground floor (200 sqm)

kitchen, fully mechanized, foal stove, large pantry with additional refrigerators / freezers

living room with tiled stove - (separate toilet with hand basin)

bedroom with wardrobe

bathroom - (jacuzzi with bath, sauna, plunge wood tub)

laundry room and engine room at the same time

Floor (145 nm)

- large living room - previously 2 rooms

- 2 double rooms

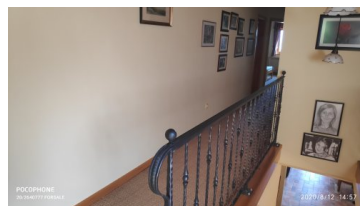
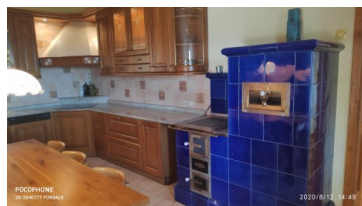
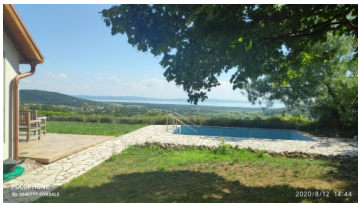
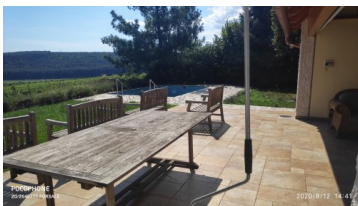
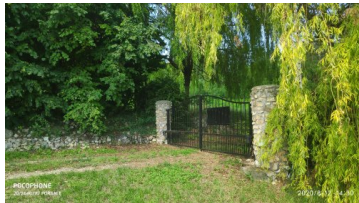
- 1 single room

- bathroom with shower and toilet

- separate toilet hand basin

- storage space of about 30 nm - in addition to 145 nm

The price is for complete equipment.



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