

**FARM FOR SALE**



6347 Ersekcsanad

Baja, Bacs-Kiskun

Hungary

Asking Price

**\$591,000**

Parcel Size **116,250 Sq  
M**

Date Listed **05/21/2023**

Listing ID **GL-1526928178**

Listed by: Property Owner

For more information, visit:

<https://www.globallistings.com/3524332>

## Overview

To the kind attention of investors! Family estate suitable for farming, business or investment close to Baja, the town of waters Estate for sale directly from the owner with acacia grove, landscape garden, lake and house close to Baja. It is located in a calm area far from the noise, still only 300 m from the village and 6 km from Baja. Possibilities of usage: industrial use, storage, tourism, hunting estate, farming (polytunnel cultivation, horse and other animal husbandry). Good hunting country nearby, several thermal baths and wellness centres: Davod, Harkany, Kiskunmajsa, Morahalom etc. A charming city, Baja was built 160 km from Budapest, on South, on coasts of river Danube and Sugovica backwater, near the Gemenc forest protected flora and fauna. Beautiful natural environment, like Sugovica backwater, close to downtown, the Danube reefs and shady riverbanks are perfect for swimming, sports and angling possibilities. Harbor for passenger ships and yachts for waterway travelers. Petofi Island resort paradise is directly next to the city center, where many hotels and restaurants, tennis courts and sports swimming pool are can be find. Pleasant excursion possibilities in the area of national park: with tour boat, forest small train, bike or boat as well. Half an hour from Baja, thermal baths and wellnes spas can be found. Family house (429 sq.m., 143 sq.m. per floor, 4618 UK & US square feet): Cellar floor: double garage, leisure time room, office, cellar, staircase. 1st floor: living room, workroom, dining room, built-in kitchen, larder, bathroom, toilet, hall, corridor, big

covered terrace. 2nd floor: living room with built-in cloakroom, 4 bedrooms, bathroom, toilet, hall, corridor. Public utilities: tube well, gas tank, electricity. Extras: air-conditioning, solar cella (16 kW), solar collector (400 l). Heating: underfloor heating (pellet boiler + gas-circulation boiler + tile stoves on each floor. Steading: â€¢ farm-building (90 sq.m.) â€¢ farm-building / workshop / storage (90+42 sq.m.) â€¢ recessed closet, boiler room Plot (10.800 sq.m, 116250 UK & US square feet ) landscape garden, lake, polytunnel for subsistence farming. You can buy 2 other plot: Total area 19.000 sqm, 204514 UK & US square feet, (+ wooded area) Price 530.000 EUR Total area 33.000 sqm, 355300 UK & US square feet)(+ forest) Price 570.000 EUR Address: HU-6347 Ersekcsanad.Accessible from main road No.51 with direct driveway. Inquiries: Janosne Rajcsany, rajcsanyjanosne@gmail.com

**Contact**

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