



Property IDCM053-B



(ABAB) Enormous development potential with panoramic views over Zalaegerszeg



Price: 99.800 € (≈ 36.257.340 Ft)

Living space: 180 sq. m.

Plot size: 7.700 sq. m.

Type of house: Country house

Commission Rate: 2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Exceptional offer in Western Hungary:

- 2.6 hectares of land on 5 plots, without tender, building land
- 3 buildings already existing
- a total of approx. 250 m² of living space (in the 3 buildings)
- various fruit trees & grape vines
- Panoramic views from one of the highest peaks in western Hungary
- very quiet location

Do you want to retreat from the outside world into nature, need a lot of space, and still want to be close to all the amenities and services of a city?
It can be solved with this property with a special location and amenities!

There is over 26,000 m² of space available here
are spread over 2 opposite slopes, so that you can perfectly enjoy both the morning sun and the evening sun.

With all the expansion options (see below), 26,000 m² are available to you
WITHOUT TENDERING, just 10 minutes from our county capital Zalaegerszeg!

The main house:

Ground floor: 100 m² spacious apartment (living room + 2 rooms, kitchen, pantry, bathroom)

Full basement = basement (partially recessed into the ground - with garden access!): 120 m²

Plot: 6,114 m², diagonal to the valley - beautiful green, well-kept area - pine trees, fruit trees, precious bushes and vegetation!

In a beautiful natural setting - on the road along the Hosszúhegy line, we offer for sale a house on the outskirts of Zalaegerszeg on the outskirts in the vineyards with a beautiful, hilly or panoramic view of the city from the inside and outside (enclosed garden plot).

The spacious, approx. 100 m² living area of the house is currently being gradually renovated technically and aesthetically, now that all furniture has been removed.

The house has already received 10 cm thick Dryvit insulation and new paint, as well as new windows with built-in blinds.

Many foreign and Hungarian families have already chosen this area as their permanent residence - that's why almost all services are available! TV, internet (telecom), post, garbage collection, tap water! However, the drainage of wastewater is still solved with a wastewater storage facility. The driveway is also cleared in winter.

There is no gas pipe on the hill - so heating is achieved with a tiled stove, a fireplace or a mobile gas heater with a gas bottle and an oil radiator. But you can also have a gas tank installed.

If necessary - with minimal effort - this can be replaced by installing a cooling-heating air conditioning system or electric heating panels - just as the gas stove can be replaced with electricity. Hot water is provided by an electric boiler in the kitchen and bathroom.

The house can be reached from the main road over a mountain, winding, partly asphalt - partly gravel, good quality, well-maintained road, but single lane with alternate bays (approx. 3 km - 6 minutes). Right at the end of the street there is a school, kindergarten and SPAR supermarket!

Zalaegerszeg shopping center (STOP-SHOP, TESCO, ALDI, LIDL, Müller, Praktiker etc.) and fast food restaurants (KFC, Burger King, McDonalds), with Zala Plaza cinema about 6 km away, the city center with pedestrian zone, shops, restaurants and theater is only approx. They are 8 km away (max. 10 minutes). The Zala County St. Rafael Hospital and a specialty clinic are also located in the downtown core and are easily accessible.

The two-story house is characterized by spacious, comfortable rooms - the approximately 45 m² living-dining room can be a place for pleasant family gatherings!

On the ground floor there is a kitchen and pantry as well as a bathroom with a walk-in shower.

The hallway also opens to a living/dining room and a bedroom/study.
The living room has a huge covered terrace of approx. 20 m² with panoramic views.

There is also a very large basement room with lots of potential for another large apartment or a fitness wellness room.

You will also receive:

- Building land opposite with panoramic views of Zalaegerszeg / 9726 m²
- next to it a new tiny house with panoramic views / 6624 m²
- to the right of the main house is a Weinbergpinze / 3602 m² / CM13

Furnishings:

Municipal fresh water quality "B"

channel

Spring

Power connection

Gas connection

Internet possible. [□](#)

Location:

Above Zalaegerszeg in the vineyards, only 10 minutes by car to the city, but: The route is a bit "special", you should be a safe driver, as you sometimes have to swerve or back up on the mountain if someone is there (rare, but can happen).

Miscellaneous:

You can find over 250 other verified properties at www.immocenter-ungarn.com

NEW

Electrosmog / - Classification of the property #

Pay attention to our unique A-B-C classification of the objects at the beginning of

Commission Rate:	As the buyer, you will pay 2.54% including Hungarian VAT for this property upon invoicing and signing of the purchase agreement. This price includes: - Verification of the land register for encumbrances and ownership rights - Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany) - A German translation of the purchase agreement - All utility transfers such as electricity, gas, water, waste disposal, etc.
Remarks:	The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.
General business conditions:	We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.
Miscellaneous:	Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on www.ungarn.online Have you found a house and want to know whether the offer is in order? Often there is the "foreigner surcharge" or hidden defects, let our building surveyor look at the house and verify the purchase price. After the purchase as seen Complaints are practically no longer enforceable. You have the opportunity to conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following services: - Create an application in which you describe exactly which property is desired on the page https://ogy.de/gesuch - Suggestions for suitable properties from various channels and from private

sellers until you have found the right property

-Joint inspection of your dream property & Risk assessment by our building expert & Energy advisor (within a radius of Héviz | Keszthely 30 km)

- Support in handling all purchase formalities

- ion of an English-speaking notary (layer)

- English sales contract translation

- Re-registration of all providers such as electricity, water, gas etc.

- Housekeeping during your absence

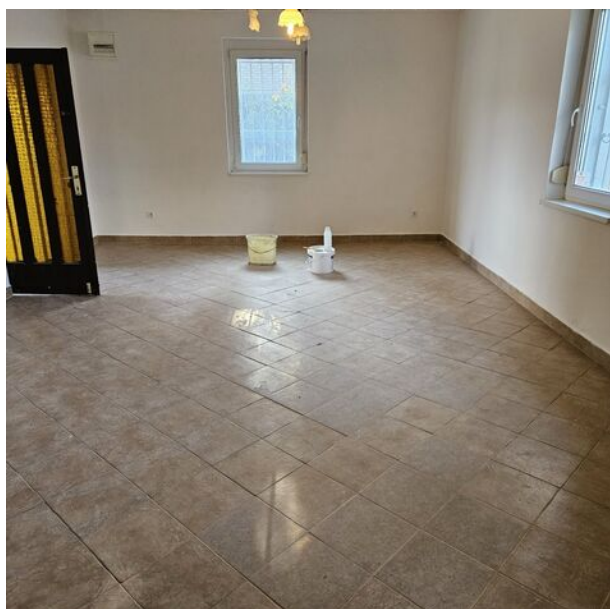
At the following fixed price:

a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)

b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:

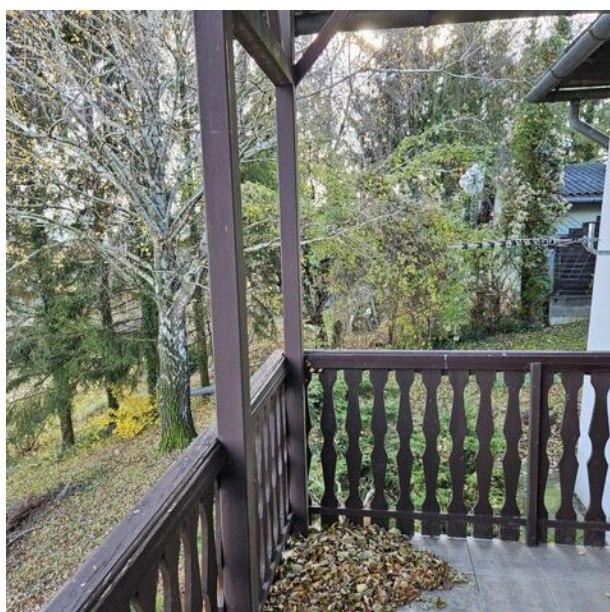
www.immocenter-ungarn.com



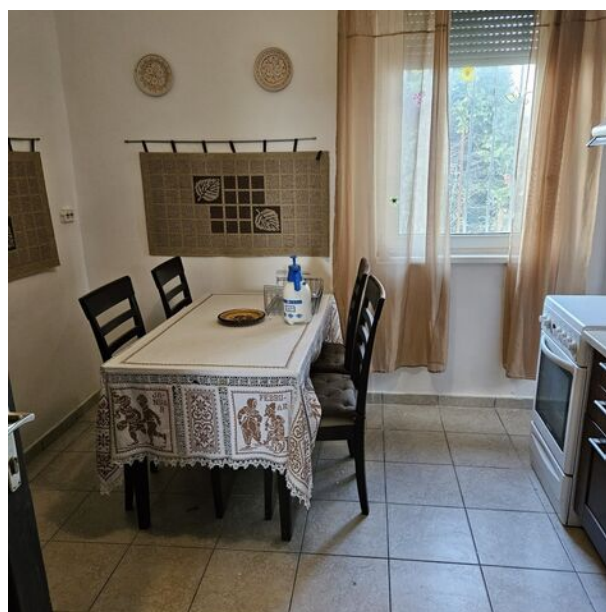
Living room



Living room



terrace



Kitchen



Kitchen



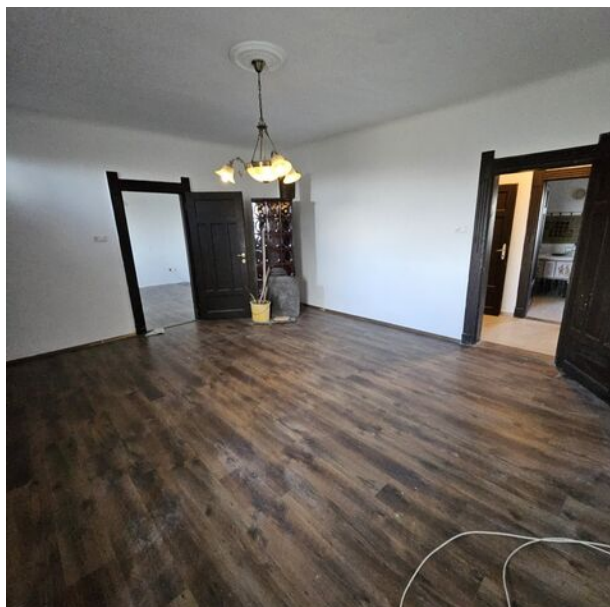
Utility room



bathroom



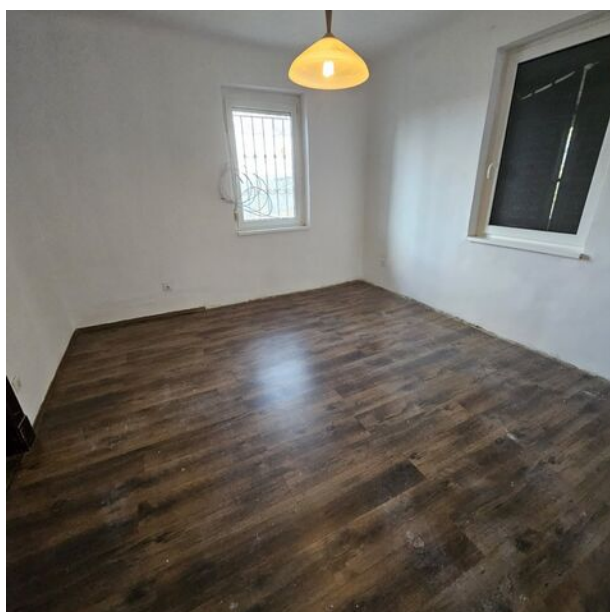
Bedroom 1



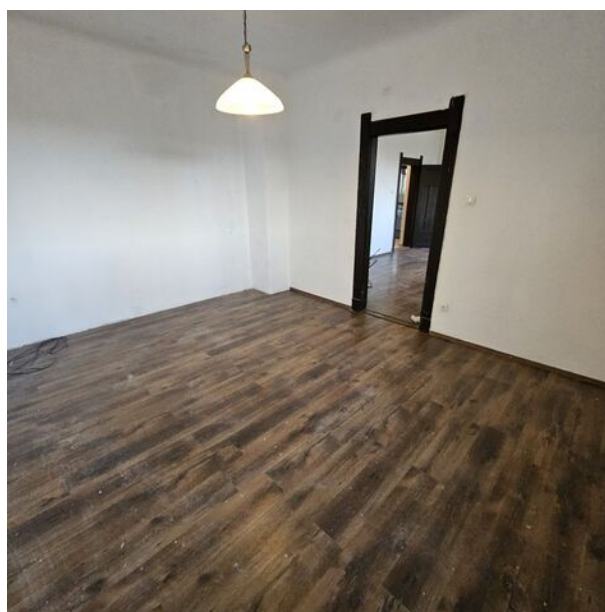
Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 2



basement



basement



basement



DJI



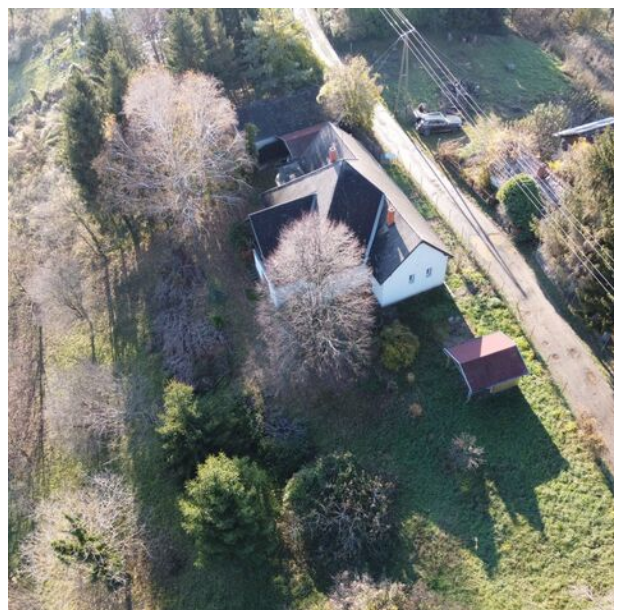
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Ashampoo Snap Wednesday, November hms

