



Property ID33710-2



(AAA-) Enchanted country house in a secluded location near Zalaegerszeg



Price:	237.000 € (≈ 86.173.200 Ft)
Living space:	108 sq. m.
Plot size:	2.400 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

For sale in Zalaegerszeg, Hungary, a well-established business and family property.

The area consists of 2 parts. It is the last house in Zalaegerszeg, there is only a forest next to it, so no other neighbors are to be expected.

There are currently 3 properties on the territory.

1.) This part is 2800 nm². Single-family house whose masonry consists of clay bricks or lightweight construction. The property is very well insulated, can be heated with little wood in winter and does not require air conditioning in summer.

It is heated by a thermal fireplace with radiators, buffer storage, underfloor heating. It can be controlled by thermostat. The photovoltaic system can be installed on the roof structure without any changes.

It has a completely new power line system, industrial and night power are also here.

The windows are made of wood with double glazing.

There are 2 bedrooms, both with a bathroom with a shower.

The kitchen is well equipped with built-in appliances (induction hob, pyrolysis oven).

The plumbing is also completely new in the house, there is also sewerage, and there is a 4m³ tank underground to collect rainwater that can be used for irrigation.

The house faces the forest and the garden, there is complete silence and peace, a 42 sqm terrace is connected to the house.

In the lower part there was a chamber, a warehouse, a workshop with concrete pavement. At the bottom there is a covered terrace, camouflaged against the winter cold. (16 m²)

Garbage collection is solved, there is also selective garbage collection. An optical cable is inserted into the house.

Together with the built-in furniture, the house is immediately suitable for living or as a guest house.

Many special plants (cedars, pines, Gingko biloba) were planted in the garden, all of them bee pastures. 3 raised beds for vegetables, (you can make more)

There are about 50 pieces of fruit trees: figs, peaches, apricots, almonds, hawthorn, apples, pears, gos, cherries, plums, hazelnuts, walnuts, raspberries, currants, josta (blackcurrant-gooseberry mix), blackberries, mulberry, Arot, plums. The garden was never sprayed with chemicals, only organic products were used. There are also 2 wooden warehouses in the garden.

2.) The other part of the area is available on the Internet under the name "Gyógyfüves Tündérbert"

"Herb Fairy Garden" to find. The place has nothing but excellent reviews on all online sites. In sales we also provide the website and the reservation system and the name if necessary.

8700 m² of mixed trees in which we have planted many evergreen plants and hardy fruit trees. The undergrowth consists of herbs and bee pasture.

At the beginning there is a mud-free lighted parking lot for 6 cars.

There are 4 buildings here that are currently well-established resorts.

-Massage house: (28 m²) Wooden frame, well-insulated building, with forest-oriented massage room, wood-burning stove, bathroom with shower, kitchenette, relaxation room. The occupancy of the massage is significant, there are currently 2 months on the waiting list.

If necessary it can easily be converted into a guest house.

-Sauna house: (35m²) 6-seater wood-heated Finnish sauna cabin (quartzite with sauna stone), shower, changing room, separate toilet and relaxation room with

panoramic window, fully equipped.

On the terrace you will find traditional bathtubs and loungers. On the terrace we can feel like we are in the forest.

The sauna was named Sauna of the Year in Hungary at the THA Travel & Hospitality Awards 2023.

The sauna operates all year round and its occupancy is significant.

-Apitherapy house: The house is 5 square meters and consists of a treatment room. It only works during the beekeeping season, there is nothing similar in the neighborhood. It is used for respiratory diseases and nervous system problems. During opening hours it is almost 100% full, people come here from many places. It doesn't require any qualifications, we train the customer when they need it.

Further development plans included building a wooden terrace suitable for yoga and small events (excavation work has already been completed), creating a suitable location for wedding photography and creating outdoor picnic areas. These were in demand on the market.

There is also a lumber yard and tool shed connected to an open-air poultry yard designed to be protected from predators.

The entire property has a friendly atmosphere and is a popular location with lots of potential.

Taking over the equipment is a matter of negotiation.

There are no encumbrances on the property, viewing is possible at any time.

Furnishings:

Fresh water
 channel
 Power connection with high current
 Internet

Location: The city center is 5 km away. School, hospital, pharmacy, offices, public transport. The district town is Zalaegerszeg

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 the object title! Explanation on our homepage!

Have you found a house and want to know if the offer is okay? There is often the "foreigner surcharge" or hidden defects, let our construction appraiser look at the house and verify the purchase price.

After "purchase as seen" Notices of defects are virtually no longer enforceable.

If you wish, you can conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following services:

- * Attach an application in which you describe exactly which property you want
- * Suggestions of suitable properties until you find the right property
- * View your dream properties together; Risk assessment by our construction expert / energy consultant (within the radius of Hévíz | Keszthely 50 km)
- * Assistance in completing all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German purchase contract translation
- * Re-registration of all suppliers such as electricity, water, gas etc.
- * House care during your absence

Commission Rate:	As a buyer, you pay 1.27% including Hungarian VAT for this property upon invoicing and signing the purchase contract. Included in this price is the - Checking the land register for freedom from encumbrances and ownership rights - Arranging a German-speaking lawyer (in HU, lawyers certify the purchase contracts, not notaries like in Germany, for example) - a German-language translation of the purchase contract - all re-registrations from suppliers such as electricity, gas, water, garbage 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





















