



Traditional farmhouse at an affordable price (ABA)

Price:	59.000 € (≈ 21.542.670 Ft)
Living space:	80 sq. m.
Plot size:	3.254 sq. m.
Type of house:	Farmhouse
Commission Rate:	Subject to commission: no



Property description:

Former farm / Detached house in need of renovation

Year of construction: approx. 1960

Plot area: approx. 3,254 m²

Living space: approx. 80 m²

Property description:

Located in the charming and quiet village of Zalamerenye, just a few minutes from the center, this former farmhouse awaits you with great potential for individual design. Surrounded by the idyllic landscape of western Hungary, the property is ideal for nature lovers, animal lovers, or as a retreat with plenty of space for outdoor recreation.

The approximately 3,254 m² plot offers ideal conditions for animal husbandry; two horses could also be easily accommodated. The mature trees and the spacious grounds create an authentic, rural atmosphere.

The house offers approximately 80 m² of living space, divided into the following rooms:

Three bedrooms

Entrance hall

Kitchen

Bathroom

Pantry

The property also includes a garage and several outbuildings that can be used for a variety of purposes – as stables, a workshop, or storage space.

Features & Condition:

In need of renovation, but with a solid basic structure

Heating: Wood-burning stove & electric heating

Electricity: Two electricity meters (day/night)

380-volt electrical connection

No gas connection to the house (gas line in the street may be possible)

Special Features:

- Large, mature plot with development potential
- Quiet, natural location with good access
- Ideal for self-sufficiency or animal husbandry

Furnishings:

Fresh water, wastewater, high voltage, internet,

Location:

Zalamerenye – Idyllic retreat close to thermal baths and nature

Zalamerenye is a charming little village in the western Hungarian county of Zala, which scores points primarily for its natural location and proximity to the famous Zalakaros thermal baths. Those seeking peace, authenticity, and a rural idyll will find Zalamerenye the ideal place for a relaxing vacation or as a restful second home.

The village is nestled in rolling hills, surrounded by forests and meadows – perfect for hikes, bike rides, and nature observation. The surrounding area is characterized by small farms, mature trees, and a slow-paced lifestyle.

And best of all: Despite its quiet location, you can quickly reach the region's central points:

Vienna: approx. 220 km (approx. 2.5–3 hours drive)

Budapest: approx. 200 km (approx. 2 hours drive)

Keszthely on Lake Balaton: approx. 35 km (approx. 30–35 minutes by car)

Zalamerenye is particularly popular with vacationers who want to take advantage of Zalakaros's thermal and wellness offerings but prefer to stay a little further out in the countryside.

So, anyone who appreciates relaxation amidst nature, proximity to medical and therapeutic facilities, and easy accessibility will find Zalamerenye a true gem.

Miscellaneous:

Whether you're looking to buy a property in Hungary or sell your property: ImmoCenter Hungary is your competent and trustworthy local partner. With our many years of experience, excellent market knowledge, and personal support, we will guide you safely and transparently through the entire buying or selling process.

Tip: Look for our unique A-B-C classification in the title of our properties! The meaning of this classification is explained in detail on our homepage.

Property Check – Security before you buy

Have you already found a property and want to be sure that the price and condition are correct? Unfortunately, it often happens that properties are offered to foreign buyers at inflated prices or that hidden defects are overlooked. Therefore, trust in our independent expertise: Our certified building expert will thoroughly inspect your desired property and assess the appropriate purchase price. This way, you can avoid expensive surprises – because in Hungary, the "sold as seen" principle usually applies, and subsequent complaints about defects are hardly enforceable.

Individual advice – personal, independent, and fair

If you wish, you can enter into an independent consulting contract with us – of course, this is voluntary and not tied to a specific property. Our service includes:

- Detailed recording of your search criteria in a personalized search profile
- Suggestions of suitable properties – until you find your dream property
- Joint viewings including a thorough risk assessment by our building expert and energy consultant (within a radius of approximately 50 km from Hévíz/Keszthely)
- Support and assistance with all purchase formalities
- Provision of a German-speaking notary or lawyer
- Provision of a German purchase agreement translation and support from a German-speaking lawyer
- Support with re-registering for electricity, gas, water, etc.
- Upon request: reliable property management during your absence

ImmoCenter Hungary – safe, competent, and always by your side.

We look forward to meeting you personally and making your dream of owning a property in Hungary a reality!

Commission Rate:	As a buyer, you will pay 2.54% including Hungarian VAT for this property upon receipt of the invoice and upon signing the purchase agreement. This price includes: - review of the land register for encumbrances and owner rights - provision of a German-speaking lawyer (in Hungary, lawyers certify purchase agreements, not notaries like in Germany) - a German translation of the purchase agreement - all utility changes 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









