IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Property ID: B50701

Stylish new building on the edge of the famous golf course (AAA)

Price:	212.400 € (≈ 77.228.640 Ft)
Living space:	73 sq. m.
Plot size:	350 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes

Property description:

This high-quality family home is for sale in Zalacsány, an idyllic village in western Hungary. With a living space of 73 m² and a plot of at least 350 m², it offers a well-thought-out layout, modern technology, and a quiet location – ideal for owner-occupiers, expatriates, or investors.

The property offers a bright living room with an open-plan kitchen, two bedrooms, a bathroom with fine ceramics, a separate toilet, a practical entrance hall, and a storage room. A spacious terrace also invites you to relax.

The amenities leave nothing to be desired:

High-quality tiles, modern ceramics, and brand-name fixtures in the bathrooms, underfloor heating, triple-glazed windows with shutters and integrated mosquito nets, and an efficient photovoltaic system ensure comfort and energy efficiency. A private parking space is also included.

We speak German and English.

Furnishings:

All connections available

Location:

Zalacsány – Idyllic natural paradise with thermal spa flair and a perfect location

Zalacsány, a charming village in Zala County in western Hungary, is a real insider tip for anyone looking to combine relaxation, nature, and wellness. Nestled among rolling hills, forests, and vineyards, the town exudes a special sense of peace and authenticity. Zalacsány is particularly popular with nature lovers, those seeking peace and quiet, and golfers – thanks to the nearby Zala Springs Golf Resort, which is considered one of the most modern in Central Europe.

Not far away is the world-famous thermal spa of Hévíz with its unique thermal lake – a treat for body and soul. Lake Balaton, with its beaches, wineries, and leisure activities, is also within easy reach.

Distances:

Keszthely / Lake Balaton: approx. 12 km (15 minutes by car)

Budapest: approx. 190 km (approx. 2 hours by car)

Vienna: approx. 170 km (approx. 2 to 2.5 hours by car)

Whether as a vacation home, retreat, or home base – Zalacsány offers a charming blend of nature, tranquility, good infrastructure, and an excellent location.

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 1.27% 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

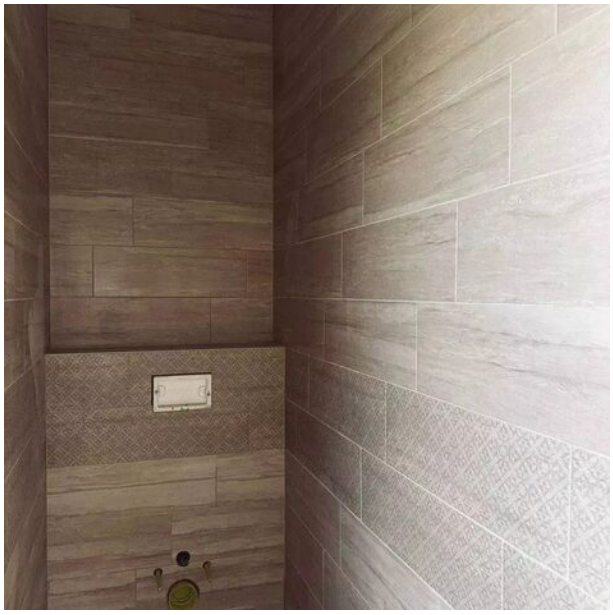
At the following fixed price:
a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:
www.immocenter-ungarn.com

Bright living dream with smart layout and modern panoramic windows

Elegant shower cabin with high-quality natural stone look - exclusive wellness oasis awaits you!

Exclusive wellness oasis: High-quality tiled shower with modern wall design and intelligent installation technology



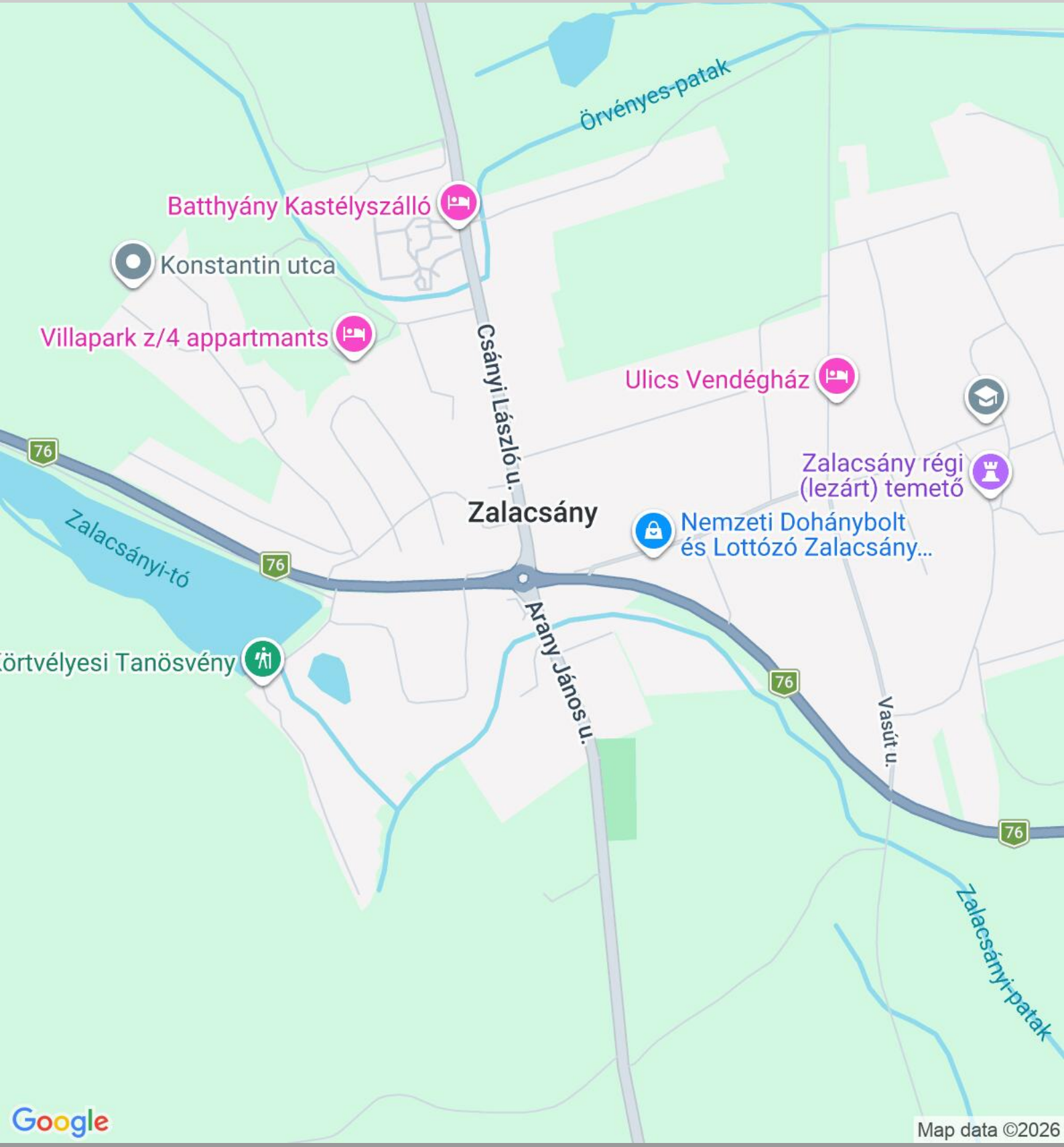
Exclusive guest toilet with high-quality wood-look ceramic and decorative mosaic pattern

Exclusive shower with built-in designer bathtub and high-quality wall tiling – luxury bathroom design at its finest!

Modern architecture meets functionality: cubic single-family homes with intelligent layouts and timeless design

Modern new development: Sustainable architecture with intelligent space utilization and forward-looking building orientation!

Modern architectural highlight: energy-efficient single-family home with intelligent building integration and harmonious roof design


Örvényes-patak
Batthyány Kastélyszálló
Konstantin utca
Villapark z/4 appartmants
Csányi László u.
Ulics Vendégház
Zalacsány régi
(lezárt) temető
Zalacsány
Nemzeti Dohánybolt
és Lottózó Zalacsány...
Zalacsányi-tó
Körtvélyesi Tanösvény
Arany János u.
Vasút u.
Zalacsányi-patak
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