



Special opportunity above Hévíz with phenomenal views (AAA)



Price: 225.000 € (≈
81.810.000 Ft)

Living space: 80 sq. m.

Plot size: 1.545 sq. m.

Type of house: Country house

Commission Rate: 1.27% of the
purchase price
including VAT,
Subject to
commission: yes



Property description:

Alsópáhok (Balaton West): Rare opportunity with phenomenal panoramic views – renovated country house, 80 m² living space, 1,545 m² land

Quick Facts

Address/Region: 8394 Alsópáhok, Zala County · Residential area

Purchase price: €225,000

Living space: approx. 80 m² · Land: approx. 1,545 m²

Rooms: 3 · Bedrooms: 2 · Bathrooms: 1 (shower)

Building type/Condition: Country house, built in 1980, completely renovated in 2020, as good as new

Features: Fitted kitchen, balcony, terrace, furnished, lake view

Energy/Heating: Modern electric heating + iron stove; High-efficiency windows with roller shutters, excellent insulation

Utilities: Electricity, fresh water, bio-sewage treatment plant, internet

Exterior extras: Raised sun terrace, pergola, rainwater collector · Neighboring property available for purchase

Buyer's commission: 1.27% incl. Hungarian VAT (incl. land registry check, German-speaking lawyer, translation, utility re-registration).

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Property description

Located on a hill above Hévíz, this charming, three-story house offers spectacular panoramic views of Hévíz, Keszthely, and Lake Balaton. The renovation focused on comfort and energy efficiency: high-quality insulation, high-efficiency windows, modern electric heating, and a cozy iron stove in the living room. The rooms feel bright and welcoming thanks to the many windows; the kitchen and bathroom have been upgraded to a high standard. Outside, a raised sun terrace, pergola,

and a well-kept garden await – perfect for relaxing with panoramic views.
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Plot & Outdoor Area

The approximately 1,545 m² plot combines privacy with low-maintenance green space. Rainwater harvesting (collector) and a bio-sewage treatment plant are already installed – a plus for sustainable living. Optionally, the adjacent plot to the left can be purchased – ideal for anyone looking for more space for a garden, guest house, or hobby.
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Who is this property suitable for?

Expats & remote workers: ready to move in, internet, prime location between Hévíz and Lake Balaton

Couples/families: functional floor plan, garden, terrace & balcony

Nature lovers: panoramic setting, optional additional land through neighboring plot

Highlights at a glance

Distant view of Hévíz–Keszthely–Balaton

Renovated in 2020: insulation, HR++ windows, electric heating + iron stove

Sun terrace & pergola, furnished – ready to move in

Neighboring plot optional – growth potential

Top location: 2 km from Hévíz, 6 km from Keszthely, Lake Balaton in minutes

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Service & Security

Buyers pay 1.27% incl. VAT – this includes: land registry inspection, German-speaking lawyer, German contract translation, re-registration of electricity, water, and garbage. Information provided by the seller; subject to errors and prior sale.
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Furnishings: Fresh water, biological sewage treatment plant, electricity, internet

Location: Location & Distances

Alsópáhok is one of the most sought-after residential and holiday regions on the western shore of Lake Balaton. Hévíz, with its thermal lake, clinics, restaurants, and shopping, is only about 2 km away; Keszthely (Festetics Castle, beach, and marina) is about 6 km away. Lake Balaton is just a few minutes away by car. A quiet hillside location with stunning views – yet still within easy reach of amenities.
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Miscellaneous: Whether you're looking to buy a property in Hungary or sell your property: Immocenter Hungary is your competent and trusted 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, "sold as seen" 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: - Land registry review for encumbrances and owner rights - Provision of a German-speaking lawyer (in Hungary, lawyers notarize 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













