



High-quality property in a new building
in a central, yet quiet district of
Zalacsány

Price:	400.000 € (≈ 145.440.000 Ft)
Living space:	300 sq. m.
Plot size:	1.702 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

High-quality property in a new building in a central yet quiet district of Zalacsány! The property was built in 2003 and 2020 in a traditional style. The sophisticated, tasteful, and uniformly designed building complex consists of a spacious and comfortable main building with 250 square meters of living space on two levels, a completely independent 50-square-meter guest house, and a separate two-car garage suitable for charging electric cars!

The defining space of the main building is the enormous (almost 60 square meters) living and dining room, from which a separate kitchen and a second dining room lead. In the other wing of the ground floor, there are three bedrooms, each over 10 square meters in size – each with an en-suite bathroom; two of them also have their own professionally fitted wardrobes! The ground floor also features a guest toilet and a practical utility room.

A sturdy, comfortable, and accessible staircase leads between the two to the upper floor. On one side, there is a smaller (work) room – also with a built-in closet –, a large bedroom, and a fourth bathroom. On the other side, there is a second living room (hobby room, bar counter, etc.), similarly spacious (approx. 40 square meters) to the living room on the ground floor, which has been replaced by a completely separate dressing room with the usual storage system integrated into the house!

Adjacent to the main building is the 50-square-meter guest house, completed a few years ago. It consists of a spacious, equipped kitchen-diner, a room, a Finnish sauna leading off it, and a bathroom. The guest house can be heated with inverter air conditioners. The guest house rooms are accessible via a large, shaded, covered terrace – this terrace is also ideal for the summer heat!

Technical features:

All buildings are built of brick and have tiled roofs. The windows and doors are modern, and there are a total of seven inverter air conditioners in the house and guest house. The cladding and windows are uniform, high-quality, and neither chipped nor cracked! The tiled rooms on the ground floor are heated by underfloor heating, and the rooms have radiators. A modern Vaillant gas boiler provides heating and hot water. All plumbing is present. A remote monitoring system is in operation. The garages and entrance gate are remote-controlled.

The 1700 square meter garden is flat, grassy, and planted with shrubs and rockeries – well-maintained and well-maintained!

Furnishings: All connections available

Location: Approximately 12 km west of Hévíz
Approximately 18 km west of Lake Balaton

Zalacsány is a small village in Zala County, western Hungary, located about 15 km northwest of Keszthely and near the town of Zalaegerszeg. It is nestled in a gently rolling landscape known for its thermal springs, forests, and vineyards. The village has a population of approximately 1,000 and is particularly popular for its quiet, natural setting.

Special features:

The renowned Zala Springs Golf Resort, an internationally renowned golf course, is nearby.

Zalacsány is just a few kilometers from Hévíz Thermal Spa, one of the largest natural thermal lakes in Europe.

The village is attractive for hikers, cyclists, and wellness enthusiasts.

The Batthyány Castle, now a hotel and spa, is of historical note.

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? Our certified building expert will thoroughly inspect your dream 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, 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-speaking purchase agreement translation and support from a German-speaking lawyer
 Support with re-registering for electricity, gas, water, etc. Co.
 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 presentation of the invoice and 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 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.

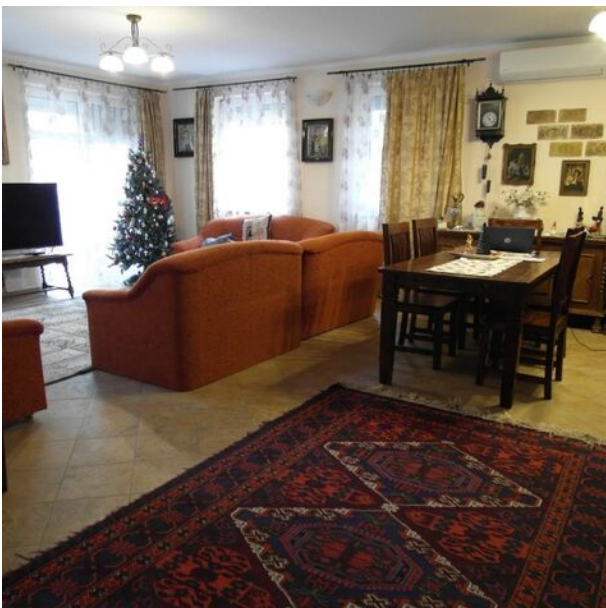
Remarks:	The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.
General business conditions:	We refer to our terms 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

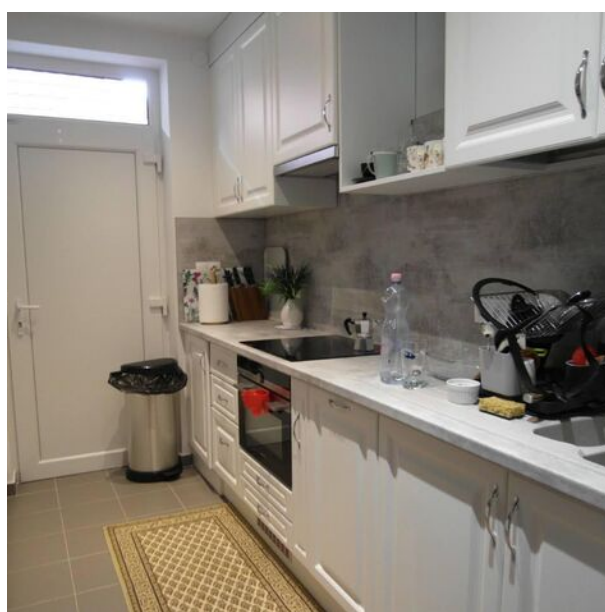
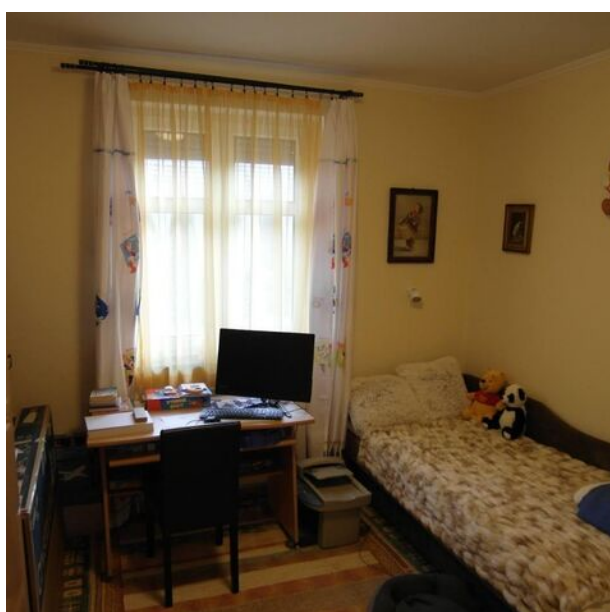
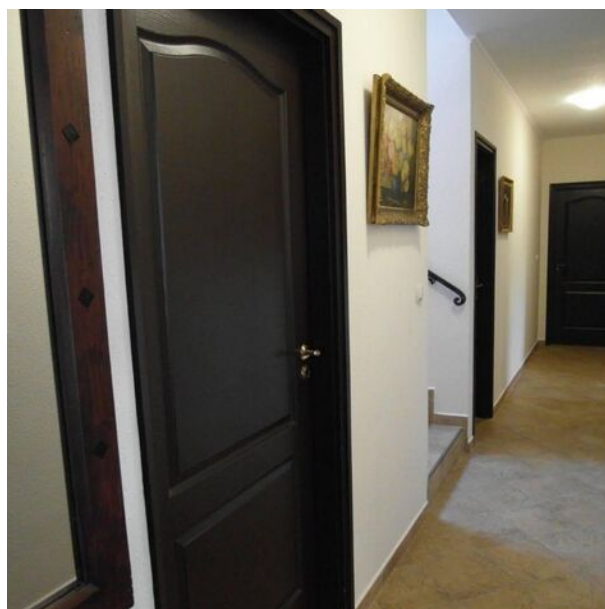
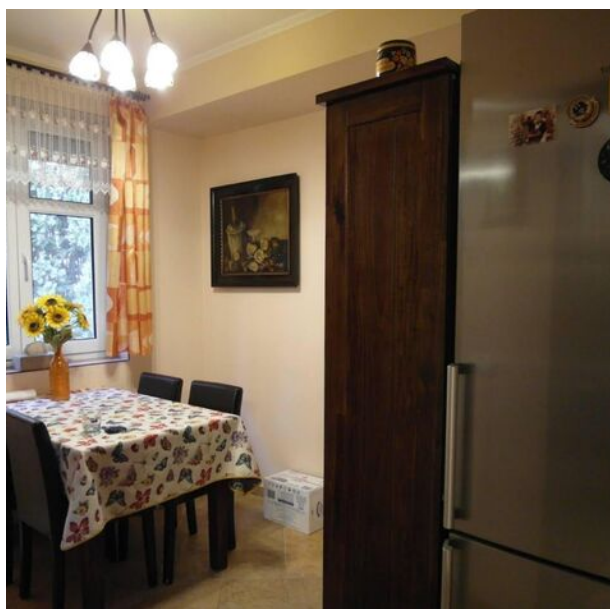
At the following fixed price:

- 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)

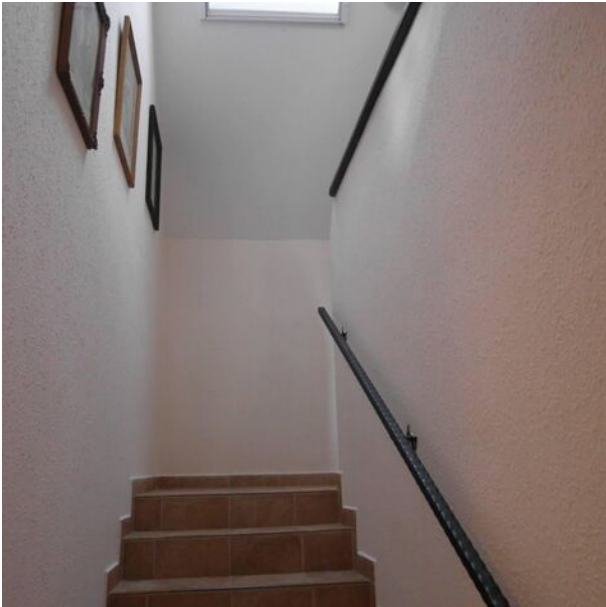
You can find many more of our properties at:
www.immocenter-ungarn.com

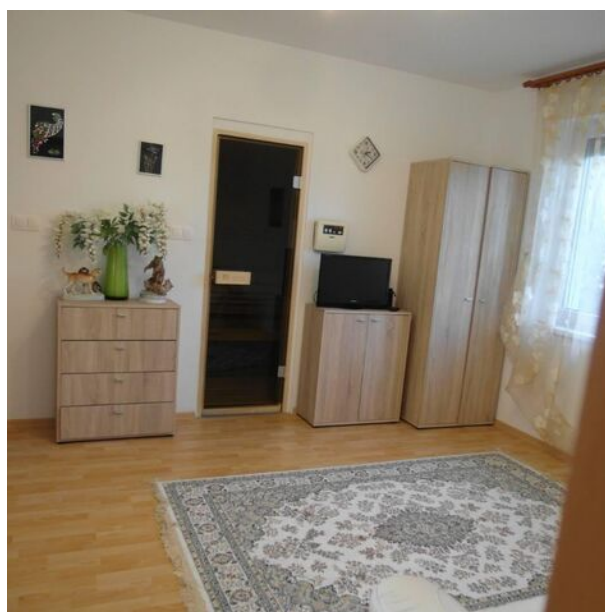
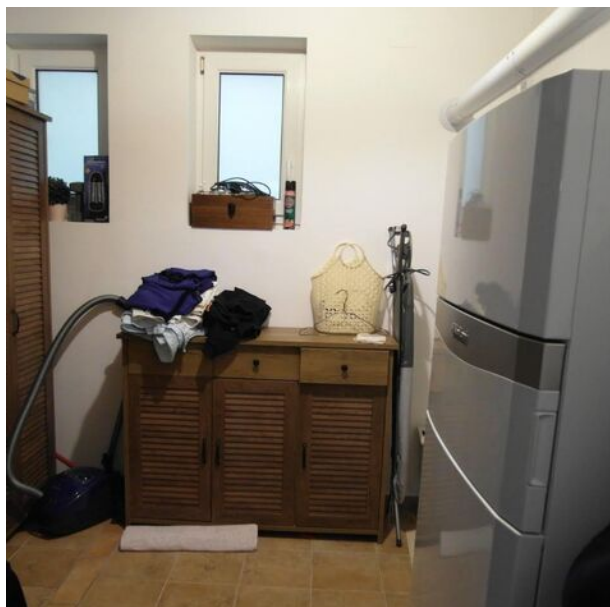




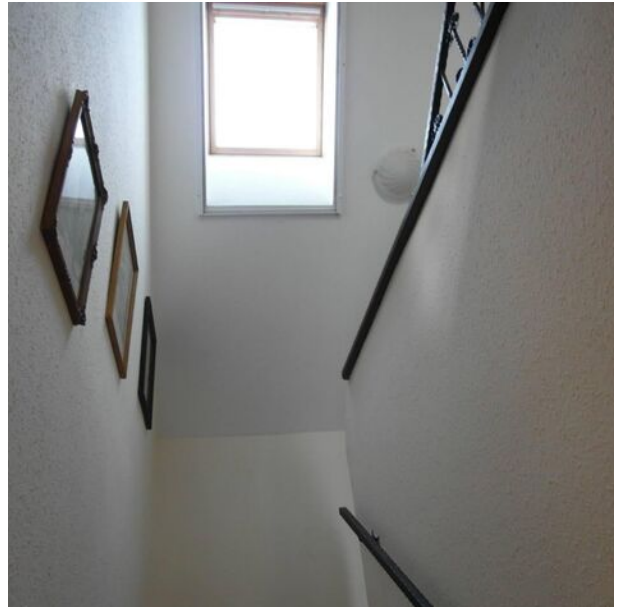














Az alaprajz tájékoztató jellegű
The floor plan is for information only!

