



Farmhouse with large grounds



Price:	242.500 € (≈ 88.345.175 Ft)
Living space:	200 sq. m.
Plot size:	5.000 sq. m.
Type of house:	Farmhouse



Property description:

A property in a beautiful setting, offering a new way of life – in complete tranquility!

This renovated brick house, with 5,000 m² of living space and its own cold storage, is for sale in a quiet, developing, and peaceful village in Zala County.

The property has been used as a guesthouse but is also ideally suited for multi-generational living.

The house has been completely renovated in recent years and is ready for immediate occupancy.

The building complex consists of three sections.

The first section is a complete family home: equipped kitchen, dining room, living room, two separate bedrooms, each with its own bathroom including a shower, sink, heated towel rail, and toilet.

The second unit features a large event space (with a fully equipped kitchen) and two sinks with hand basins.

It is ideal for gatherings or creating additional living space and can be connected to the first and second sections with minor renovations.

This section of the building has a basement, and a 4 m² cold storage room is attached to the facade.

The next section of the building features a foyer, a dining room, and a kitchenette. To the right and left of this are two double bedrooms, each with its own bathroom, toilet, and sink.

The three individual sections can be easily connected.

The buildings are heated by a water-filled fireplace and electric heaters, which can be controlled individually via an app.

Hot water is provided by an electric boiler.

The windows and doors are insulated and equipped with mosquito nets.

A camera system is in operation in the courtyard and garden.

The buildings are equipped with alarm systems and smoke detectors.

Utilities: Water, sewage, electricity (3-phase), internet. Gas is available on the property.

A well with a pump in the garden supplies water to the outbuilding and can also be used for irrigation.

Extending from the buildings is a covered, three-sided enclosed, heated terrace (one side of which can be closed with an attractive tarpaulin). There is a 30 m² terrace.

On the garden side of the courtyard, opposite the covered terrace, are a wood-fired hot tub for six people and a barrel sauna for six people.

In front of the house is an ornamental garden, and behind the houses are several fruit trees. Here you have the opportunity to keep horses, engage in agriculture, relax, unwind, and lead a less stressful life!

Opposite the main building is an outbuilding clad in larch wood, beneath which are two cellars.

These cellars include wood storage rooms, a modern, stylish lounge area, and a summer kitchen.

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Furnishings: Completely

Location: Hottó (Zala County) – Rural Tranquility in the Heart of Western Hungary

Hottó is a small, typically Hungarian village nestled in the gently rolling hills of Zala County – one of Hungary's greenest and most pristine regions. Those seeking a getaway off the beaten track will find exactly what many travelers to Hungary are looking for: peace, nature, plenty of space, and authentic village life.

The surrounding area belongs to the Göcsej (Zalai-dombság) region, known for its wooded hills, picturesque country roads, farms, small chapels, and traditional village architecture. Hottó is ideal for anyone interested in nature holidays, hiking, cycling, or simply relaxing in a tranquil setting.

At the same time, Hottó is strategically located: from here, you can quickly reach both Hévíz/Keszthely on Lake Balaton and Zalaegerszeg – perfect for day trips to thermal baths, the lake, or cultural attractions.

Distances (approx.)

Hottó → Vienna: approx. 200–205 km

Hottó → Budapest: approx. 240 km

Hottó → Keszthely (Balaton): approx. 52 km

Miscellaneous:

Whether you're looking to buy or sell a property in Hungary, Immocenter Hungary is your competent and trustworthy partner right on the ground. With our many years of experience, excellent market knowledge, and personalized service, we guide you safely and transparently through the entire buying or selling process.

Tip: Look out for our unique A-B-C classification in the title of our properties! You can find a detailed explanation of this classification on our homepage.

Property Inspection – Peace of Mind Before You Buy

Have you already found a property and want to be sure that the price and condition are right? Our certified building surveyor will thoroughly inspect your desired property and assess a fair purchase price. This way, you avoid costly surprises – because in Hungary, the principle of "sold as seen" generally applies, and subsequent claims for defects are difficult to enforce.

Individual Consultation – Personal, Independent, and Fair

If you wish, you can enter into an independent consulting agreement with us – entirely voluntary and not tied to any specific property. Our services include:

- Detailed recording of your search criteria in a personal search profile
- Suggestions of suitable properties – until you find your ideal property
- Joint viewings including a thorough risk assessment by our building surveyor and energy consultant (within a radius of approximately 50 km around Hévíz/Keszthely)
- Support and assistance with all purchase formalities

- Referral to a German-speaking notary or lawyer
- Provision of a German translation of the purchase agreement and support from a German-speaking lawyer
- Assistance with transferring utilities (electricity, gas, water, etc.)
- Upon request: reliable property management during your absence

Immocenter Hungary – secure, 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 the buyer, you will pay 2.54% including Hungarian VAT for this property upon invoicing and signing of the purchase agreement. This price includes: - Verification of the land register for encumbrances and ownership rights - Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany) - A German translation of the purchase agreement - All utility transfers such as electricity, gas, water, waste disposal, 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













