



Apartment building for nature lovers

Price:	380.000 € (≈ 138.437.800 Ft)
Living space:	150 sq. m.
Plot size:	6.200 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

For nature lovers, I recommend a family home in Rezi, 10 km from Keszthely and Hévíz.

Built in 2006, the property blends harmoniously into the beautiful landscape with views of the Zala Hills.

The owners built a three-story, solid brick house that integrates perfectly into the topography.

The basement room, originally intended as storage, now serves as a 44 m² guest apartment with its own bathroom.

This level offers direct access to the garden. All three floors are accessible via an internal staircase.

The ground floor comprises two equally sized bedrooms, a hallway, a bathroom, and a living room with an open-plan kitchen (91 m² of usable space).

From the living room, you can access a 43 m² semicircular terrace offering magnificent panoramic views of the Zala Hills.

The attic is currently unfinished and can be designed according to your wishes.

The gross floor area is 108 m², of which approximately 85 m² is usable.

The floor between the basement and the ground floor is made of reinforced concrete, while wooden beams run between the ground floor and the attic.

The house is heated with a gas boiler and underfloor heating. Additionally, a tiled stove in the living room can be used for cozy winter evenings.

Rainwater can be collected in a cistern.

In the garden, there is a detached garage with 27 m² of space for one vehicle.

There is also space for additional storage.

The house can also be designed for two to three generations.

A wooden garden shed is located on the north side of the house. Numerous fruit trees and some grapevines grow in the surrounding area.

Location:

Rezi is an idyllic, nature-filled village in Zala County, not far from Hévíz and Keszthely. Nestled in rolling hills, the village is particularly known for the impressive Rezi Castle ruins, which tower high above the surrounding area and offer spectacular views.

Rezi is ideal for nature lovers, hikers, and those seeking tranquility. The wooded surroundings invite you to enjoy walks, treks, and relaxing days in nature. Visitors also benefit from the proximity to the thermal lake Hévíz and Lake Balaton.

Rezi is perfect for nature lovers, hikers, and those seeking peace and quiet.
Distances

To Vienna: approx. 175 km
Travel time: approx. 2.5–3 hours

To Budapest: approx. 190 km
Travel time: approx. 2–2.5 hours

To Keszthely: approx. 8 km
Travel time: approx. 10–15 minutes

Rezi is therefore ideally suited for guests who want to enjoy nature, tranquility, and a historical atmosphere – with optimal connections to Hévíz and the western part of Lake Balaton.

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 a commission of 1.27% (including Hungarian VAT) of the purchase price 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, including electricity, gas, water, and waste disposal, etc.

The commission is waived if you book direct contact with the seller.

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















