



A building plot with excellent properties



Plot size: 1.200 sq. m.
Price: 59.000 € (≈ 21.494.290 Ft)
Type of usage: Living
Commission Rate: 2.24% of the purchase price including VAT,
Subject to commission: yes



Property description:

A building plot with excellent features in Zalacsány.

The zoning designation "Lke 10" indicates a residential area with low-density, suburban development, where detached construction is mandatory. This means buildings must be built independently and at a distance from the property lines. The maximum permitted building coverage is 20%, which, for example, on a 1000 m² plot, translates to a buildable area of up to 200 m². The maximum permitted building height is 4.5 meters, which generally allows for single-story houses or buildings with a finished attic. The minimum plot size is 1000 m², and at least 50% of the area must be maintained as green space, ensuring a generous garden area.

Property features:

- Views
- Shopping center nearby
- Thermal baths nearby
- Golf course nearby

Furnishings:

Public utilities:

- Gas on the property
- Water on the property
- Electricity on the property
- Sewerage on the property

Location:

Zalacsány is a well-maintained, tranquil village in Zala County, nestled in rolling hills not far from Hévíz and the western shore of Lake Balaton. The village is synonymous with relaxation, nature, and a high quality of life.

Zalacsány is particularly renowned for the prestigious Zala Springs Golf Resort, which attracts golf enthusiasts from all over Europe. The surrounding area offers ideal conditions for walks, bike rides, and relaxing days out. Visitors also benefit from the proximity to the thermal springs of Hévíz and the cultural and tourist attractions around Keszthely.

Zalacsány is especially known for the prestigious Zala Springs Golf Resort, which draws golf enthusiasts from all over Europe. Distances

To Vienna: approx. 180 km
 Travel time: approx. 2.5–3 hours

To Budapest: approx. 200 km
 Travel time: approx. 2–2.5 hours

To Keszthely: approx. 18 km
 Travel time: approx. 20 minutes

Zalacsány is therefore ideally suited for guests who wish to enjoy peace and quiet, nature, golf, and proximity to Lake Balaton and Hévíz in a stylish setting.

Miscellaneous:

Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

Included in the commission:

- Land registry check (encumbrances & ownership)
- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement

- Transfer of electricity, water, gas, garbage, etc.
- Property management upon request for the first year

Note:

The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

Commission Rate:

As the buyer, you will pay 2.24% (including 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, notaries as in Germany)
- A German translation of the purchase agreement
- All utility transfers, including electricity, gas, water, and 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



