



Spacious detached house with several plots



Price:	67.000 € (≈ 24.463.710 Ft)
Living space:	75 sq. m.
Plot size:	5.040 sq. m.
Type of house:	Detached house
Commission Rate:	2.54% of the purchase price, Subject to commission: yes



Property description:

Spacious Detached House with Multiple Plots

In Zala County, in a quiet area of Alsórajka, we offer a 75 m² detached house for sale on a 5040 m² plot of land divided into several parcels. Thanks to its southeast orientation, the house is bright and sunny.

The house has two separate living/dining rooms, making it ideal for families or as a country retreat. It is currently habitable but requires extensive renovation, allowing the new owner to customize it to their liking.

Heating is provided by a Cirko system with optional mixed operation, offering a flexible and economical solution.

The house is fully equipped, and all connections for water, electricity, gas, and sewage are in place.

The large plot, divided into four parcels, offers excellent opportunities for gardening, agriculture, or further development.

The area is quiet and surrounded by nature – ideal for those seeking a peaceful country lifestyle.

Furnishings:

Completely

Location:

The picturesque Zala Valley is one of the most idyllic landscapes in western Hungary. Characterized by rolling hills, vineyards, small villages, and expansive forests, this region offers a unique combination of nature, tranquility, and authentic rural life.

The landscape along the Zala River is a paradise for nature lovers, hikers, and cyclists. Numerous small paths wind through the hilly countryside, past traditional farms, orchards, and vineyards. The region is known for its relaxed atmosphere and its authentic Hungarian village culture.

Many visitors also appreciate the Zala Valley for its proximity to several well-known spa towns and thermal baths. At the same time, the famous Lake Balaton, the largest lake in Central Europe, is just a short drive away. Thus, the

Zala Valley combines rural charm with attractive leisure and excursion opportunities.

The region is also considered a hidden gem for those seeking peace, nature, and a high quality of life – far from the main tourist crowds.

Distances:

to Vienna: approx. 190 km (travel time approx. 2–2.5 hours)

to Budapest: approx. 210 km (travel time approx. 2 hours)

to Keszthely on Lake Balaton: approx. 35–40 km (travel time approx. 30–40 minutes)

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 2.54% 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







