



Renovated detached house in a quiet, natural setting



Price:	179.000 € (≈ 65.084.400 Ft)
Living space:	90 sq. m.
Plot size:	1.399 sq. m.
Type of house:	Detached house
Commission Rate:	1.21% of the purchase price including VAT, Subject to commission: yes



Property description:

Located roughly halfway between Zalaegerszeg and Hévíz, in a quiet, low-traffic cul-de-sac, we are offering a detached, lightweight house for sale. Completely renovated in 2023, the property boasts a unique atmosphere thanks to its natural surroundings and the local fishing lake, which offers ideal recreational opportunities for those who love water, nature, and tranquility.

The property offers 90 m² of living space and a practical layout with three bedrooms. The interior spaces can be easily configured: two of the three rooms can be combined into one larger room by removing a partition wall, allowing the new owner to create a more spacious living area.

The house also offers energy-efficient features. A solar thermal system supports electricity consumption, while a Vaillant gas boiler provides central heating and hot water.

The property includes a fully fenced plot of approximately 1,400 m². The well-maintained garden is partially paved and features a covered carport for convenient parking. A particular highlight of the outdoor area is the 28 m² covered terrace, ideal for relaxation, family meals, or gatherings with friends.

The property also includes several practical outbuildings: three separate storage rooms and an open woodshed. The built-in furniture is included in the purchase price, allowing for immediate occupancy.

This property is an excellent choice for those seeking a peaceful, natural setting while still valuing easy access to Zalaegerszeg and Hévíz.

Furnishings:

Public utilities
Gas on the property
Water on the property
Electricity on the property
Sewerage on the property

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 collection, 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 1.21% 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

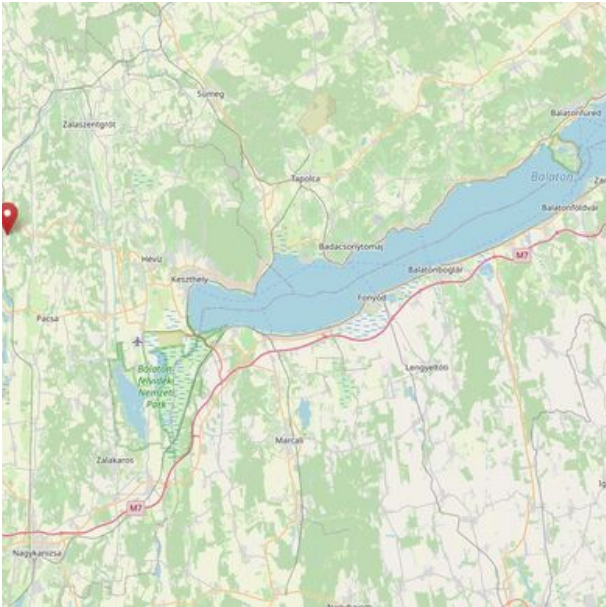
At the following fixed price:

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



Strategic location in the Lake Balaton region with direct access to the M7 main traffic artery



Idyllic location with extensive open spaces and agricultural opportunities



Aerial view: Versatile estate with converted outbuildings and extensive green spaces.



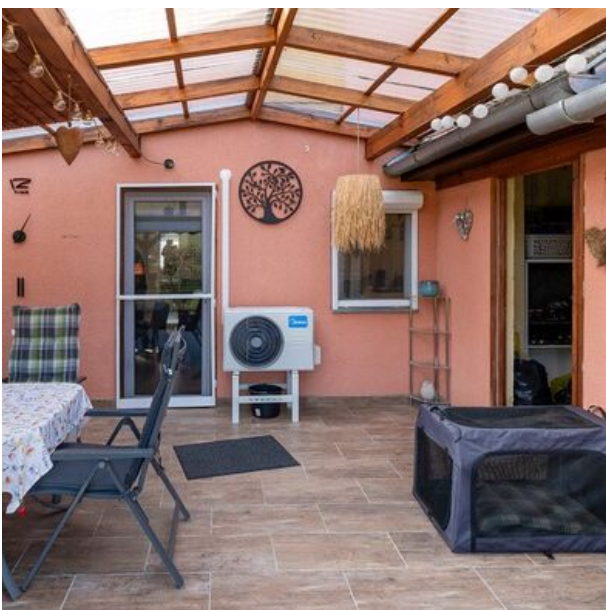
Idyllic rural setting with river view



Functional garden plot with a tool shed and versatile storage options



Covered terrace with solid wood construction and direct garden view



Brightly lit terrace hall with wooden beam ceiling and direct garden access



Elegant entrance area with high-quality front door design and covered access path



Sunlit loggia with large glass surfaces and high-quality wooden furnishings



Open living and dining area with direct access to the terrace and modern air conditioning



Modern kitchen with high-quality equipment and practical workspace organization



Modern kitchen with integrated gas cooktop and high-quality built-in appliances



Open kitchen with flowing layout and direct connection to the living area



Living room with open layout and direct access to sleeping area and auxiliary rooms



Bright living room with open layout and various access options



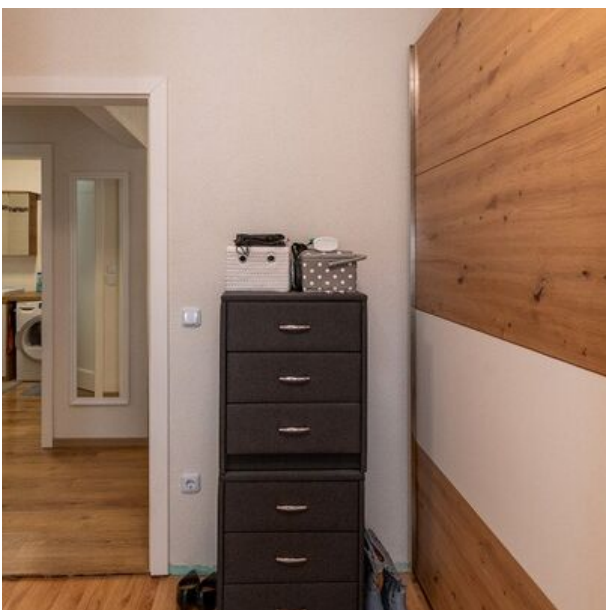
Bright living room with optimal space utilization and versatile usage options



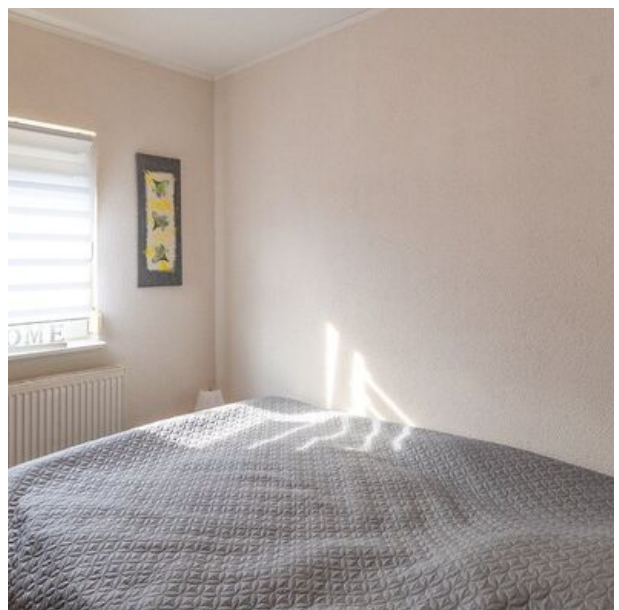
Bright bedroom with window front and integrated heating system



Comfortable bedroom with sliding door built-in wardrobe and skylight window



Practical sleeping area with walk-in closet and direct bathroom access



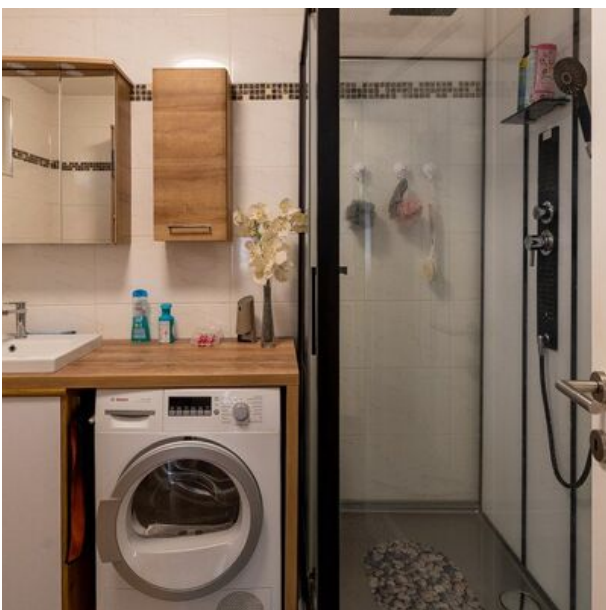
Bright bedroom with windowsill and efficient temperature control



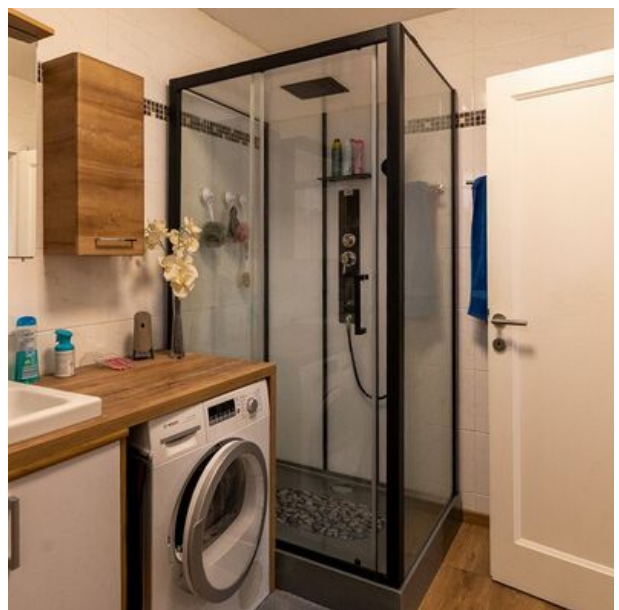
Comfortable bedroom with integrated dressing area and practical wardrobe solution



Modern guest bathroom with practical washbasin unit and high-quality ceramic cladding



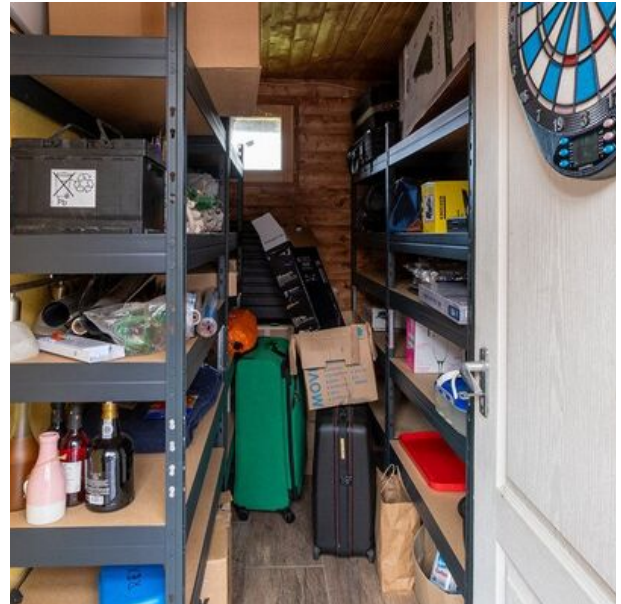
Modern bathroom with walk-in shower and practical washbasin area



Modern bathroom with walk-in shower and practical laundry integration



Technical utility room with modern heating system and practical storage facilities



Practical storage room with intelligent shelving system and optimal space utilization



Terrace area with a solid wooden roof and direct access to the garden



Practical workshop with sturdy wooden construction and extensive storage options



Practical storage room with a sturdy shelving system and optimal space organization

