



Property IDKK0800



(BBA) House in need of renovation in a quiet area



Price: 29.500 € (≈ 10.747.145 Ft)
Living space: 74 sq. m.
Plot size: 3.924 sq. m.
Type of house: Detached house
Commission Rate: 2.42% of the purchase price,
Subject to commission: yes



Property description:

Detached house with 2 bedrooms for sale in Rigacs!

74 m², on a rectangular plot of 3924 m²

In need of renovation

2 rooms, kitchen, bathroom with bathtub, hallway

Currently heated with a wood-burning stove, but a combined central heating system is installed – a new boiler and radiators are needed

- 1 x 25 Ah daytime electrical connection and 1 x 32 Ah nighttime electrical connection
- Gas connection on the house wall
- Water filter installed, as the development is not yet connected to the sewer system
- Prepaid electricity meter with new copper wiring
- Summer kitchen with bathroom (can also be converted into a guest apartment), garage, boiler room, outbuilding (shed)
- Well with water
- The land is suitable for agriculture, but can be continued by a local farmer if desired

Location:

Rigács is a small, tranquil village in Zala County, western Hungary, nestled in the rolling hills of the Zala Valley. The region is among the most idyllic landscapes in western Hungary, characterized by green meadows, forests, and small vineyards.

Rigács offers a particularly relaxed atmosphere, far removed from mass tourism. Visitors and residents alike appreciate the peace and quiet, the fresh air, and the unspoiled rural surroundings. Walks and bike rides through the gently undulating hills are part of everyday life here, providing an authentic glimpse into Hungarian country living.

Despite its peaceful location, larger towns and cities are easily accessible. Several small towns with shops, restaurants, and thermal baths are nearby. The famous Lake Balaton, the largest lake in Central Europe, is also just a short drive away, offering numerous recreational opportunities such as swimming, sailing, and culinary delights around the lake.

Thus, Rigács combines a natural setting with proximity to popular destinations in

western Hungary, making it ideal for those who value peace, nature, and a high quality of life.

Distances

To Vienna: approx. 180 km (travel time approx. 2–2.5 hours)

To Budapest: approx. 200 km (travel time approx. 2 hours)

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

Rigács is therefore an ideal place for people who want to enjoy the peace and quiet of rural Hungary while also appreciating the proximity to Lake Balaton and the region's cultural and culinary offerings.

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 2.42% including Hungarian VAT on 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









