



(ACA) Country house in a quiet,
harmonious setting



Price:	71.500 € (≈ 26.048.165 Ft)
Living space:	95 sq. m.
Plot size:	3.500 sq. m.
Type of house:	Detached house



Property description:

Peace, space, and endless possibilities!

In the heart of Zala County, in Magyarszentmiklós, a single-story detached house

1/1 ownership, free of encumbrances, debts, and legal liens

The property is habitable but also offers an excellent foundation for renovation or modernization – ideal for those seeking a peaceful country life or wishing to develop an estate for agricultural use.

Key Features:

Brick house, concrete ceiling, gabled roof

Usable area: approx. 95 m²

Plot: 3,500 m² semi-detached plot, level terrain

Terrace, vestibule, two large rooms, two kitchens, bathroom, two storage rooms

Heating: wood-burning stove + gas convectors in every room

Outbuildings, barn, cellar, summer kitchen – totaling approx. 250 m²

An ideal choice for families, those seeking peace and quiet, or as a weekend retreat – also perfectly suited for rural farming or animal husbandry.

Furnishings:

Water, electricity and gas available

Industrial electricity + drilled well

Location:

Magyarszentmiklós is a small, tranquil village in western Hungary, ideal for guests who appreciate relaxation, nature, and authentic village life. The surrounding area is characterized by rolling hills, fields, and woodlands, perfect for walks, bike rides, and relaxing days away from mass tourism. Its proximity to thermal baths, regional cuisine, and the western shores of Lake Balaton offers a pleasant balance between tranquility and a variety of excursion options.

The location is also attractive from a tourist perspective:

Budapest is approximately 195 km away and can be reached by car in about 2.5 hours.

Vienna is about 215 km away, a drive of approximately 3 hours.

Keszthely, on Lake Balaton, is about 30 km away and easily accessible for a day trip.

Magyarszentmiklós combines rural serenity with proximity to one of Hungary's most popular holiday regions.

The village has a grocery store, post office, doctor's office, and local militia.

The area is quiet, friendly, and safe.

Only 8 km from Nagykanizsa and 4 km from Palini Lake (fishing lake).

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!

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











