



Property IDCM0816



Country house with fantastic panoramic views and a large garden



Price:	125.000 € (≈ 45.412.500 Ft)
Living space:	80 sq. m.
Plot size:	3.500 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:	Cozy vineyard house above Zalaegerszeg with fantastic panoramic views of the city. The large, low-maintenance property can be used for growing vegetables and grapes, or even for keeping animals. The quiet neighborhood speaks some German and will help you settle in. The house offers all the amenities for a relaxed life in Hungary. It is situated in a beautiful, tranquil location, yet the city is only 10 minutes away. The basement has two large rooms that, with separate entrances, could be converted into a cozy apartment. There is also ample space for use as a workshop or storage room. A large terrace is located in front of the house. The house is accessed at ground level via the cozy conservatory, leading into the living area. To the left of the living area are the kitchenette and a beautiful wood-burning stove. The hallway leads to the bathroom with toilet and shower, as well as a large and a smaller bedroom. ... With minor renovations, you can actually create a wonderful oasis of calm here.
Furnishings:	Fresh water, sewage, and electricity connections are located at the street; they need to be re-registered.
Location:	Located above Zalaegerszeg in the vineyards, just a 10-minute drive from the city, but: the access road is somewhat "unique" and requires an experienced driver, as you'll sometimes have to make a few detours on the hillside. 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 terrain, 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. The Zala Valley thus combines rural charm with attractive leisure and excursion opportunities.

The region is also considered a hidden gem for those seeking peace and quiet, 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 1.27% 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, 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











