



Large plot of land for new construction, animal husbandry in a quiet location



Plot size:	6.500 sq. m.
Price:	25.000 € (≈ 9.082.500 Ft)
Type of usage:	Living
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:	Gas connection at street level, electricity available but needs to be renewed. Sewer connection Telekom connection possible Older outbuildings
Location:	The small village of Pötréte lies in western Hungary in a tranquil, natural setting in Zala County. The region is known for its rolling hills, fields, and forests, offering ideal conditions for rest and relaxation. The nearby Pötrétei Lake is particularly charming, popular with locals and visitors alike, and perfect for fishing or peaceful walks. Pötréte is a place where you can experience authentic Hungary, far removed from mass tourism. The peaceful atmosphere, friendly surroundings, and unspoiled nature make it especially attractive for those seeking a slower pace of life. At the same time, larger towns and cities in the area are easily accessible, ensuring you don't have to forgo amenities. Vienna is approximately 180 kilometers away and can be reached by car in about two and a half hours. Budapest is roughly 220 kilometers away, with a driving time of about two and a half hours. Lake Balaton and the town of Keszthely are only about 30 kilometers away and can be easily reached in approximately 30 to 35 minutes. Pötréte is therefore an ideal retreat for anyone seeking peace, nature, and a high quality of life while also enjoying the proximity to Lake Balaton.
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 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



Blue - Building Carpet House





