



Traditional Hungarian country house with lots of atmosphere and a large plot (AAA)

Price:	225.000 € (≈ 81.742.500 Ft)
Living space:	135 sq. m.
Plot size:	4.020 sq. m.
Type of house:	Manor
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:	Historic building with a large plot of land, a quiet and sunny location in a small suburb of Zalaszentgrót, friendly neighbors, urban living, the house has been completely renovated and has no backlog of repairs. It is being handed over unfurnished, the large plot can be used for animal husbandry or vegetable gardening, and a private apartment with a bathroom and small kitchenette is available for visitors.
Furnishings:	Electricity, fresh water, sewage, internet, gas on the street
Location:	Zalaszentgrót – Thermal Baths, Castles & Gentle Zala Hills Zalaszentgrót is a quiet, green town in the Zala Valley – perfect for those who enjoy wellness, small cultural spots, and plenty of nature. A must-see is the Szent Gróth Thermal Baths with indoor/outdoor pools, saunas, and a family area; ideal for a relaxing day in any season. Right in the town, the Batthyány Castle stands in an old park – afterward, it's worth taking a walk to the historic stone bridge next door. Golf fans also have a modern 18-hole course within a short drive at the Zala Springs Golf Resort (Zalacsány). Distances (car, approx.) Vienna → Zalaszentgrót: ~166–172 km / ~2 h 20–2 h 35. Budapest → Zalaszentgrót: ~190–220 km / ~2 h 25–2 h 40. Keszthely (Balaton) → Zalaszentgrót: ~30–33 km / ~30–35 min.
Miscellaneous:	Whether you're looking to buy a property in Hungary or sell your property: ImmoCenter Hungary is your competent and trusted local partner. With our many years of experience, excellent market knowledge, and personal support, we will guide you safely and transparently through the entire buying or selling process. Tip: Look for our unique A-B-C classification in the title of our properties! The meaning of this classification is explained in detail on our homepage. Property Check – Security Before You Buy Have you already found a property and want to be sure that the price and condition are correct? Unfortunately, it often happens that properties are offered

to foreign buyers at inflated prices or that hidden defects are overlooked. Therefore, trust in our independent expertise: Our certified building expert will thoroughly inspect your desired property and assess the appropriate purchase price. This way, you can avoid expensive surprises – because in Hungary, "sold as seen" usually applies, and subsequent complaints about defects are hardly enforceable.

Individual advice – personal, independent, and fair

If you wish, you can enter into an independent consulting contract with us – of course, voluntary and not tied to a specific property. Our service includes:

Detailed recording of your search criteria in a personalized search profile
 Suggestions of suitable properties – until you find your dream property
 Joint viewings including a thorough risk assessment by our building expert and energy consultant (within a radius of approximately 50 km from Hévíz/Keszthely)
 Support and assistance with all purchase formalities
 Provision of a German-speaking notary or lawyer
 Provision of a German-speaking purchase agreement translation and support from a German-speaking lawyer
 Support with re-registering for electricity, gas, water, etc. Co.
 Upon request: reliable property management during your absence

Immocenter Hungary – safe, 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!

Commission Rate:

As a buyer, you will pay 1.27% including Hungarian VAT for this property upon receipt of the invoice and upon signing the purchase agreement. This price includes:

- Land registry review for encumbrances and owner rights
- Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany)
- A German translation of the purchase agreement
- All utility changes such as electricity, gas, water, garbage, 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





















