



Two-generation family home with a huge plot of land near the Austro-Hungarian border

Price:	338.500 € (≈ 123.078.600 Ft)
Living space:	172 sq. m.
Plot size:	5.227 sq. m.
Type of house:	Apartment building
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Unique Two-Family Home with Large Plot in Pethőhenye – Peace, Panoramic Views, and Rural Living near Zalaegerszeg

In this tranquil village, we offer for sale a beautifully maintained two-family home, built in 2007, situated on a 5,227 m² plot. Due to its size and location, the property is perfectly suited for agriculture, animal husbandry, or even a self-sufficient lifestyle.

The property comprises two separate living units connected by a unique 21 m² covered and enclosed terrace.

The main house has a living area of 110 m² and a highly practical and comfortable layout. The main entrance leads to a hallway with two separate bedrooms. Each bedroom has its own en-suite bathroom equipped with a corner bathtub, and one of the bathrooms also features a shower. Additionally, there is a separate guest toilet and a storage room within the building.

''' The heart of the house is a nearly 40 m² living area with an open-plan kitchen, which is exceptionally bright and inviting thanks to large windows. The ceiling is clad with beautiful wooden beams, creating a special, warm, and cozy atmosphere. The main house features a tastefully designed, fully equipped kitchen in excellent condition. Throughout the house, the high quality of all materials used is evident.

From the living area, you have direct access to the 21 m² covered, enclosed terrace, which serves not only as a relaxation area but also provides access to the separate 62 m² holiday apartment.

This smaller apartment comprises a living area, a bedroom, a kitchen, a storage room, and a bathroom, making it ideal for multi-generational living, as a guest house, for rental as an apartment, or even for business purposes. It also features a stylish, built-in kitchen.

A special feature of the covered terrace is its open roof structure, which provides fantastic ceiling height and creates a loft-like atmosphere. Thanks to the skylights, the room is very bright and has a unique atmosphere.

The house is heated by a gas boiler. Last year, the property received 10 cm of external insulation, further improving energy efficiency and a comfortable indoor climate.

In front of the property is a fully paved courtyard, which presents a well-maintained and attractive appearance and offers convenient parking for several vehicles. The fence, constructed of old bricks, enhances the rustic, authentic atmosphere.

A veranda with a wooden railing runs along the side and front of the house, making the building even more distinctive and inviting.

At the rear of the property is a large, panoramic plot of land, ideal for agriculture or animal husbandry. Another advantage of the property is that the rear of the land is accessible via a farm track, which is very practical for agricultural use.

The house is heated by a gas boiler. Last year, the property received 10 cm of external insulation, which is very convenient for agricultural use.

...'' Rainwater is collected in a tank with a capacity of several cubic meters, which is also ideal for agricultural use or gardening.

This property is a perfect choice for those seeking a peaceful, nature-oriented lifestyle without sacrificing a comfortable, high-quality home.

Furnishings:

Current

Water

Electricity

Gas

Sewers

Location:

Pethőhenye is an extremely quiet and peaceful little village in Zala County, just a few kilometers from Zalaegerszeg. Nestled in the rolling hills of Zala, the village's tidy surroundings, natural atmosphere, and quiet streets make it the perfect choice for those seeking to escape the noise of the city while remaining close to the county seat.

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













