



Property IDMW1015



(BAA) Country house in a quiet location with a very beautiful property



Price:	120.000 € (≈ 43.717.200 Ft)
Living space:	120 sq. m.
Plot size:	3.000 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

Charming country house in a quiet, secluded location near Felsorajk – ideal for expats, self-sufficient individuals, and nature lovers

This lovingly maintained country house near Felsorajk offers ideal conditions for those who want to escape the hectic pace of everyday life and begin a peaceful, nature-oriented life in Hungary. The property is perfectly suited for expats, self-sufficient individuals, or buyers who value peace, independence, and a large plot of land with great potential.

The property is situated in a particularly quiet location and boasts an exceptionally beautiful plot with plenty of greenery, nature, and privacy. It offers excellent opportunities, especially for those who want to realize a self-sufficient or sustainable lifestyle in Hungary.

Living amidst nature

The country house immediately conveys a pleasant and relaxed atmosphere. The peaceful setting with no through traffic makes this property ideal for:

Those seeking tranquility
Nature lovers
Self-sufficiency
Animal husbandry
Expats and those working from home
Emigrants to Hungary

The spacious grounds offer diverse possibilities, for example:

Vegetable cultivation
Fruit trees
Small animal husbandry
Gardening projects
Leisure and recreation
Ideal for an independent life in Hungary

More and more people in Hungary are looking for properties with:

Peace and quiet
Nature
Low cost of living
Large grounds
Seclusion

This charming country house uniquely combines these qualities. The region is perfectly suited for a slower pace of life with a high quality of life.

The tranquil location allows for:

Relaxed living
Working from home
Sustainable living
Self-sufficiency
Respite from urban life
A well-maintained property with great potential

The house is well-kept and immediately conveys a pleasant feeling of home. The combination of the following makes this property particularly attractive:

traditional country house character
beautiful grounds
quiet location
easy access to important locations in Western Hungary

The property is suitable both as a permanent residence and as a holiday home or retreat in Hungary.

Attractive location in Western Hungary

The region around Felsorajk is one of the quietest and most natural areas in Western Hungary. At the same time, you benefit from easy access to:

Lake Balaton region
thermal baths
shopping facilities

Austrian border

This makes the property ideal for German and Austrian expats who want to combine a peaceful life in Hungary with good infrastructure.

Why this house is particularly interesting for expats

More and more people are choosing Hungary because of:

- affordable property prices
- low utility costs
- high safety
- peaceful lifestyle
- natural surroundings

This country house fulfills many of the desires that expats are looking for today:

- peace and quiet
- space
- nature
- independence
- potential for self-sufficiency

Furnishings: Fresh water, sewage disposal, well, high-voltage electricity, 5G internet, gas connection possible

Location: 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 countryside, 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. Thus, the Zala Valley combines rural charm with attractive leisure and excursion opportunities.

The region is also considered a hidden gem for those seeking peace, 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.

Please note that the exposé may have been created or revised with the aid of artificial intelligence (AI). However, no essential features were changed.

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















