



## House in need of renovation in a quiet, harmonious setting



|                  |                                                                                   |
|------------------|-----------------------------------------------------------------------------------|
| Price:           | 41.000 € (≈<br>14.907.600 Ft)                                                     |
| Living space:    | 77 sq. m.                                                                         |
| Plot size:       | 1.318 sq. m.                                                                      |
| Type of house:   | Detached house                                                                    |
| Commission Rate: | 2.54% of the<br>purchase price<br>including VAT,<br>Subject to<br>commission: yes |



Property description:

Current note: The price is 14,500,000 Forints.

Due to the current significant exchange rate fluctuations, we are unfortunately unable to update the displayed EUR price daily.

The house has a living area of 77 m<sup>2</sup> and 2 bedrooms. The plot is 1318 m<sup>2</sup>.

- The house is in average condition, constructed using a combination of adobe and brick.
- The roof is covered with slate, and the building structure is sound.
- The house is heated by a tiled stove and a fireplace.
- Hot water is provided by an electric boiler.
- Connections for water, sewage, and electricity are available, and a gas line runs in front of the property.
- Pipes and cladding are original.
- Outbuildings, a garage, and a summer kitchen are also part of the property.
- There is a well in the garden.
- ... - The property has several fruit trees (walnut and apple).
- Fiber optic internet, a kindergarten, shops, and a doctor's office are available in the development.
- The neighboring villages of Dabronc and Gógánfa have a post office, a primary school, and a kindergarten.
- In Sümegen (15 km away), there is a pharmacy and supermarkets (Lidl, Tesco, Penny), as well as a high school.
- A truly beautiful, well-maintained little village with a good residential area.

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| Furnishings:   | Connections for water, sewage and electricity are available; a gas line runs in front of the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Location:      | <p>Zalaerdoed is located in the scenic Zala County in western Hungary and offers a wonderful combination of tranquility, nature, and authentic Hungarian lifestyle. The small town is surrounded by rolling hills, meadows, fields, and extensive forests, making it ideal for those seeking rest and relaxation in a natural setting.</p> <p>The region is among the greenest and most idyllic areas of Hungary. Numerous hiking and cycling trails wind through the diverse landscape, inviting visitors to actively experience nature. The area is known for its clean air, peaceful atmosphere, and friendly ambiance, which is particularly appreciated by many expats and retirees.</p> <p>The region also has much to offer culturally and for tourists. Several thermal spas, traditional wine-growing regions, and historic towns are within easy reach, making life in western Hungary so appealing. The proximity to Lake Balaton further expands the leisure opportunities and allows for spontaneous trips to this popular lake.</p> <p>The popular town of Keszthely on Lake Balaton, with its historic old town, the magnificent Festetics Palace, and numerous recreational opportunities on the lake, is about 45 kilometers away. The Hungarian capital, Budapest, is approximately 210 kilometers away. Vienna is about 190 kilometers away, making the Austrian capital easily accessible for day trips or weekend getaways.</p> <p>Zalaerdoed combines the advantages of a peaceful village life with easy access to major cities and tourist destinations. Its attractive location in the heart of Western Hungary makes it particularly appealing to nature lovers, retirees, and those seeking a high quality of life in one of the country's most beautiful regions.</p> |
| Miscellaneous: | <p>Have you found a property and want to be sure that the price and condition are right?</p> <p>Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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.

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|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commission Rate:             | <p>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:</p> <ul style="list-style-type: none"> <li>- Verification of the land register for encumbrances and ownership rights</li> <li>- Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany)</li> <li>- A German translation of the purchase agreement</li> <li>- All utility transfers such as electricity, gas, water, waste disposal, etc.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Remarks:                     | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| General business conditions: | <p>We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Miscellaneous:               | <p>Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on <a href="http://www.ungarn.online">www.ungarn.online</a></p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>- Create an application in which you describe exactly which property is desired on the page <a href="https://ogy.de/gesuch">https://ogy.de/gesuch</a></li> <li>- Suggestions for suitable properties from various channels and from private sellers until you have found the right property</li> </ul> |

-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

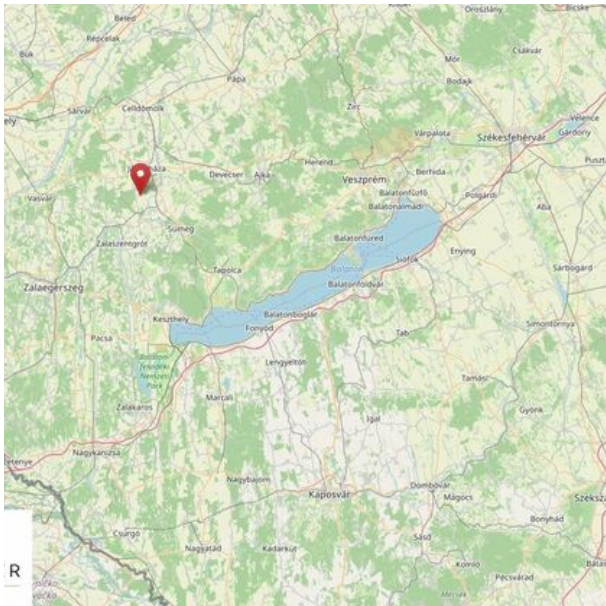
At the following fixed price:

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](http://www.immocenter-ungarn.com)



Zalaerdőd













