



(BAA) Top renovated vineyard house
is ready for immediate occupancy

Price:	79.000 € (≈ 28.724.400 Ft)
Living space:	45 sq. m.
Plot size:	1.400 sq. m.
Type of house:	Country house
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Emigrating to Hungary: Ready-to-move-in vineyard house in Zalakaros – peace, nature, and quality of life at an attractive price

Your new home in Hungary awaits you

Do you dream of a life in Hungary, far from the hustle and bustle, rising living costs, and overcrowded cities? This lovingly and meticulously renovated vineyard house in Zalakaros offers the ideal opportunity for emigrants, retirees, digital nomads, or nature lovers who wish to relocate to Hungary.

Located in a tranquil vineyard setting in Zalakaros, this property combines the advantages of rural living with excellent infrastructure and proximity to the region's renowned thermal baths.

Move in and feel at home immediately

The house has been comprehensively renovated and is in excellent condition. You don't need to spend months renovating or investing – you can move in directly and begin your new life in Hungary.

This property impresses with:

- Immediately move-in ready condition
- Quiet vineyard and natural setting
- Well-maintained grounds
- High level of privacy
- Year-round usability
- Ideal as a permanent residence or vacation home
- Attractive location near Zalakaros and Lake Balaton
- Why Zalakaros is so popular with expats

Zalakaros is one of the most sought-after places to live in Zala County. The town is known for its excellent quality of life, its thermal springs, and its pleasant climate. The famous Zalakaros Thermal Baths are among the most popular health and wellness spas in Hungary and attract visitors from all over Europe. The region offers excellent infrastructure with shopping facilities, restaurants, doctors, pharmacies, and a wide range of leisure activities.

Lake Balaton is also easily accessible and offers additional opportunities for leisure, water sports, and relaxation. The proximity to Austria, Germany, and Croatia makes the region particularly attractive for German-speaking expats.

Ideal for expats, retirees, and nature lovers

More and more Germans, Austrians, and Swiss are discovering Hungary as an attractive place to live. Lower living costs, affordable utility bills, high safety standards, and a relaxed lifestyle make moving to Hungary particularly appealing.

This vineyard house offers the perfect conditions:

- Peaceful living in a natural setting
- Low running costs
- Space for a garden, self-sufficiency, and hobbies
- Easy access to shopping and services
- Existing German network in the region
- Live where others vacation

Enjoying the view over the vineyards in the morning, appreciating nature, and yet having all the essential amenities of daily life within easy reach – that's what makes this property so special.

Whether as a retirement home, second home, vacation property, or permanent residence in Hungary: This renovated vineyard house in Zalakaros offers a rare combination of quality of life, tranquility, and lasting value.

Conclusion

Anyone looking to buy a move-in ready house in Hungary, and who values a quiet location, a well-maintained property, and proximity to thermal baths and Lake Balaton, should definitely take a look at this property.

Arrange a viewing appointment today and discover your new home in one of Hungary's most sought-after regions.

Furnishings: Fresh water, septic tank, electricity, internet

Location: Zalakaros is one of the most renowned spa and resort towns in southwestern Hungary. The town is famous for its modern Zalakaros Thermal Baths, which offer high-quality bathing, wellness, and health treatments year-round.

Location & Surroundings

The property is conveniently located within easy reach of the center of Zalakaros, one of Hungary's most popular thermal and resort towns.

Within easy reach:

Thermal baths & wellness facilities

Shopping

Restaurants & cafés

Cycling and hiking trails

Nature & recreation

Visitors appreciate the relaxed atmosphere, well-maintained parks, and the successful combination of relaxation, activity, and family-friendliness. In addition to the thermal baths, cycling and hiking trails, restaurants, and cafés invite you to enjoy varied and enjoyable days. Zalakaros is ideal for health-conscious vacationers, families, and those seeking tranquility.

Distances:

To Vienna: approx. 210 km

Travel time: approx. 2.5–3 hours

To Budapest: approx. 200 km

Travel time: approx. 2–2.5 hours

To Keszthely: approx. 35 km

Travel time: approx. 35–40 minutes

Zalakaros is therefore ideally suited for a relaxing stay focusing on wellness, health, and nature – in pleasant proximity to the western shore of 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, 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







