



(BBA) Affordable farmhouse in a quiet location, ready for immediate occupancy.

Price:	45.000 € (≈ 16.393.950 Ft)
Living space:	64 sq. m.
Plot size:	2.300 sq. m.
Type of house:	Farmhouse
Commission Rate:	2.54% of the purchase price including VAT, Subject to commission: yes



Property description:

Emigrating to Hungary Made Easy – Move-In Ready Farmhouse in a Quiet Location in Garabonc

Affordable Living in Hungary near Zalakaros and Lake Balaton

Are you looking for an affordable house in Hungary that you can move into immediately and that fulfills your dream of living in the countryside? This well-maintained farmhouse in Garabonc offers an excellent opportunity for emigrants, retirees, and nature lovers who want to relocate to Hungary.

The property is located in a quiet residential area of the popular village of Garabonc in Zala County. Here you can enjoy the advantages of rural living in one of the most beautiful regions of Western Hungary while also benefiting from the proximity to the renowned thermal baths of Zalakaros and Lake Balaton.

Move In Immediately and Enjoy Life

The house is in a condition that allows for immediate occupancy. This is a great advantage, especially for emigrants, as no extensive renovations are required, and your new life in Hungary can begin right away.

The traditional construction lends the house a special charm and conveys the authentic living experience of a classic Hungarian farmhouse. At the same time, the property offers ample space for individual living, leisure activities, and gardening.

Garabonc – Nature, Tranquility, and High Quality of Life

Garabonc is one of the most popular residential areas in the Zala region. The surroundings are characterized by meadows, fields, forests, and an idyllic hilly landscape. Here you will find peace, relaxation, and a laid-back lifestyle far from traffic noise and the hustle and bustle of the city.

The proximity to the well-known spa town of Zalakaros, with its renowned thermal baths, is particularly attractive. It is one of Hungary's most popular wellness and health centers. The Kis-Balaton Nature Park, with its unique flora and fauna, is

also in the immediate vicinity and invites you to enjoy long walks, bike rides, and nature observation.

Perfect for Emigrants and Retirees

More and more Germans, Austrians, and Swiss are choosing Hungary as their new home. Reasons for this include the comparatively low cost of living, the high level of safety, the friendly people, and the pleasant climate.

This farmhouse is ideal for:

Emigrants looking for an affordable home in Hungary.

Retirees who wish to spend their retirement in a peaceful setting.

Nature lovers and self-sufficient individuals who enjoy gardening.

Holiday homeowners seeking a retreat near Lake Balaton and a thermal spa.

Excellent accessibility and attractive location

The thermal spa town of Zalakaros can be reached in just a few minutes. The historic town of Keszthely on Lake Balaton, with its lakeside promenade, Festetics Palace, and numerous leisure activities, is only about 30 kilometers away. The Austrian border, as well as the cities of Vienna and Budapest, are also easily accessible.

The combination of a quiet village location, good infrastructure, and a touristically attractive surrounding area makes this property an interesting investment for the future.

Conclusion

Anyone looking to buy an affordable farmhouse in Hungary who values peace and quiet, nature, quality of life, and the ability to move in immediately will find this property an excellent opportunity. Its proximity to Zalakaros, Kis Balaton, and Lake Balaton itself makes this house particularly attractive for expats, retirees,

and anyone who wants to experience authentic Hungary.

Arrange a viewing appointment today and discover your new home in Hungary.

Furnishings:

Water connection, sewage connection to the canal with pumping station, 220V electricity, gas connection, Telekom internet, German satellite dish, dual LNB

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.

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

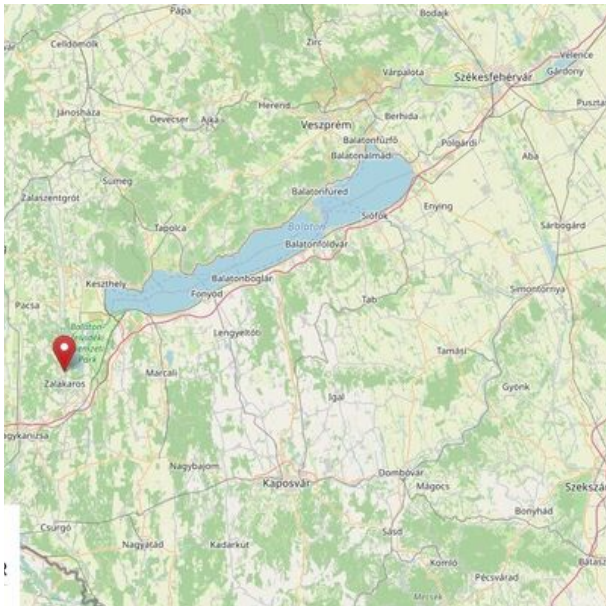
the page <https://ogy.de/gesuch>

- 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



Garabonc

