



(BBA) Country house in a very cozy & quiet location



Price: 120.000 € (≈ 43.596.000 Ft)

Living space: 85 sq. m.

Plot size: 2.998 sq. m.

Type of house: Detached house

Commission Rate: 1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

We are offering this 85 sq m detached house, built of mixed masonry, with an outbuilding, for sale on a 2998 sq m plot in a quiet street in Zalaszentő.

The house was built in the 1980s with mixed masonry (basalt stone and brick), concrete slabs, and a tiled roof. (1 year old)

It has two chimneys with insulation on the ceiling and exterior walls.

Heating is provided by gas convectors, two air-conditioning units, and two wood-burning stoves.

The windows and doors are made of PVC and wood, and all but two have been replaced.

The electrical wiring is now copper, and one room retains its original wiring.

The rooms have laminate flooring, while the kitchen and hallway have cement tiles.

A 2+1 half-room apartment with a dining room, kitchen, living room, and bathroom was created, featuring a good layout and an extended covered terrace.

The plot of land measures 2998 m², is divided into two sections, and is well-maintained and planted with fruit trees (pear, yellow apple, peach, plum, cherry, and walnut).

With a round fountain in the courtyard, the house awaits its new owner in an environment filled with birdsong!

Thanks to the thick walls (60 cm) and thermal insulation (including the ceiling), this property offers excellent comfort in both winter and summer!

Shopping facilities are in the immediate vicinity, and bus stops are within easy walking distance.

Plot size: 2998 m²

Rooms: 2+1 half-room

The property is in good condition.

Building levels: Ground floor
Air conditioning is installed.

Bathroom and toilet in one room

Parking in the courtyard – included in the price

Heating: Gas (convector), tiled stove, cooling/heating/air conditioning

Insulation is present.

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Furnishings: Completely

Location: Zalaszentő is a village in Zala County, Keszthely District. It lies in the heart of the Keszthely Plateau, within the Tátika Group, adjacent to Route 7327 between Keszthely and Sümeg. Other roads lead from the village to Rezi and Várölgly (Route 7342) and through Vindornyalak to Vindornyaszőlős (Route 73164). The village is easily accessible by bus from Keszthely and Sümeg, and also has direct connections to Sopron, Győr, Kaposvár, and Pécs.

The two main watercourses in Zalaszentő are the Lapos Stream, which runs through the eastern part of its outskirts, and the Gyöngyös Stream, also known as the Nagy-Séd, which flows along the southern border. An unnamed stream also flows through the village.

Sights

Roman Catholic Parish Church – a monument first documented in 1236. The village has one main street, and in its central section, which widens into a square, a sturdy, single-towered, single-nave building stands on a small hill. Its design and appearance reflect stylistic features from various periods. The floor plan is single-nave, with a somewhat narrower tower at the western end and a wide,

polygonal chancel at the eastern end, the same width as the nave and supported by buttresses. Its narrow, triple-leaf windows are Romanesque on the east side and partly Gothic on the west, with some sections designed as square Baroque windows. The portal is Gothic with a stone frame, the sanctuary also features a Gothic arch, and the carved stone frame of the sacristy door is in the Renaissance style. The church interior opens from the base of the tower through a pointed-arch entrance. Behind the door of the nave is a Baroque choir gallery (T. Koppány). The nave is covered with a ribbed vault. The lower part of the triumphal arch (arcus triumphalis), which separates the two chancel areas, is medieval, but the arch above it dates from the Baroque reconstruction. The chancel was likely originally spanned by a Gothic ribbed vault, as indicated by the twisted three-quarter columns in the wall openings. The chancel has a uniformly Gothic appearance; the crypt below is indicated by a stone slab set into the floor.

The Chapel of Saint Donatus of Szőhőhegy

Chapel

Peace Stupa

Tátika Castle – 13th-century castle ruins

"Basalt Wall" (natural basalt wall)

The National Blue Trail passes through the settlement.

Statues of Pethő and Saint László of Gersei – works by Tibor Tórk Túri

Kotsy water mill

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



Zalaszentbábolcs





