



Property IDCM0059



(BCA) Vineyard property with old pine
for hobbyists



Plot size:	4.500 sq. m.
Price:	12.500 € (≈ 4.541.250 Ft)
Type of usage:	Mixed
Commission Rate:	Subject to commission: no



Property description:

Charming Vineyard Cellar Property near Heviz and Lake Balaton – Ideal for Escape-the-Country Living, Nature Lovers, and Creative Self-Realists

Your Personal Retreat in One of Hungary's Most Beautiful Regions

Are you looking for a special property in Hungary with great potential, a natural setting, and attractive development opportunities? This traditional vineyard cellar offers the perfect foundation for anyone who wants to fulfill their dream of a unique second home or a peaceful life in the countryside.

The property is situated in a very quiet yet easily accessible location in the popular region of Western Hungary. The renowned spa towns of Heviz and Lake Balaton are within easy reach and offer numerous leisure and recreational opportunities year-round.

Traditional Vineyard Cellar with Expansion Potential

The existing vineyard cellar features a classic wine cellar and offers the possibility of producing up to 800 liters of wine. This makes the property ideal for wine lovers, hobby winemakers, or those who appreciate the authentic character of Hungarian vineyard properties. The production of OPC (oligomeric proanthocyanidins) from the grape seeds also provides a good source of income.

For buyers with DIY skills, this is a rare opportunity to gradually expand and customize the property to their own specifications. With a little creativity, this traditional building can be transformed into a cozy retreat surrounded by nature.

Great Potential for Those Seeking a Change of Scenery and Self-Realization

Emigrants and those planning a fresh start in Hungary particularly appreciate the opportunity to develop their future property to their own taste. For example, it's conceivable to initially use a caravan on the property and complete the renovation of the pinze at your own pace and according to your own schedule.

This allows for flexible investment while you already enjoy the advantages of living in Hungary.

Fruit Trees and Living Close to Nature

The property features fruit trees that underscore its rural character. Here you can enjoy peace and quiet, nature, and the special atmosphere of a traditional vineyard landscape. The surroundings are ideal for gardening enthusiasts, nature lovers, and those seeking to escape the hectic pace of everyday life.

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Residence Permit Possible

A particular advantage of this property is the possibility of registering your residence. This makes the property suitable not only as a vacation home or weekend retreat, but also as a long-term residence for expats and retirees.

Attractive Location near Hévíz and Lake Balaton

For many years, this region has been one of Hungary's most popular residential and vacation areas. Its proximity to the world-famous thermal lake of Hévíz, Lake Balaton, and numerous hiking and cycling trails makes the location particularly attractive.

Here, nature, relaxation, and excellent accessibility combine to create a living environment that is increasingly appreciated by German, Austrian, and Swiss expats.

Conclusion

Anyone looking to buy an affordable property in Hungary who values peace and quiet, nature, development potential, and an excellent location near Hévíz and Lake Balaton will find an interesting opportunity here. This traditional pinza (traditional Hungarian farmhouse) offers the ideal foundation for a personal retreat, a second home, or the start of a new life in Hungary.

` ## ... Realize your dream of living in one of the most beautiful regions of Western Hungary and design this special property entirely according to your own wishes.

Make your dream of living in one of the most beautiful regions of Western Hungary a reality.

Furnishings: Electricity is available, water only via cistern, wastewater via septic tank, internet access 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.

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.

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

