



(BBA) Large country house with plenty of space & large plot for self-sufficient livin...



Price:	289.000 € (≈ 105.392.520 Ft)
Living space:	230 sq. m.
Plot size:	7.000 sq. m.
Type of house:	Country house



Property description:

This spacious property offers a total living area of approximately 230 m², including the basement, and is situated on a roughly 7,000 m² plot. The house has a full basement and, in addition to an integrated garage, features a workshop and several versatile basement rooms. A further garage is located in an outbuilding on the property.

The property is heated by a gas central heating system connected to the public gas network. Hot water is also supplied by the heating system. Double-glazed wooden windows and a connection to the public sewage system are installed. A 380-volt electrical connection allows for the operation of more powerful machinery or workshop equipment.

The expansive grounds are a paradise for nature lovers and those seeking self-sufficiency. In addition to generous meadows, you will find fruit trees, a vegetable garden, and a private well. For animal lovers, there is an open stable with a paddock and hayloft. Up to two horses can be kept in the existing pasture. According to the owner, additional pastureland in the immediate vicinity can be leased or purchased if needed. A separately fenced dog run with doghouses perfectly complements the property.

The property offers excellent conditions for gardening, animal husbandry, or a nature-oriented lifestyle in the countryside. The house is in solid condition overall and provides a good foundation for individual modernization measures. The attic conversion is not yet fully completed, and various renovation and finishing touches are also required inside. Anyone who enjoys realizing their own vision will find a rare opportunity here with great potential and an exceptionally beautiful property.

Furnishings:

Completely

Location:

Bókaháza is a quiet, typically Hungarian village in Zala County, offering ideal conditions for those seeking to escape the hustle and bustle of everyday life and enjoy nature. Surrounded by rolling hills, meadows, and forests, you'll experience authentic Hungary with a relaxed atmosphere and a high quality of life. The region is perfect for hiking, cycling, and long walks through a charming landscape.

Just a few kilometers away are the renowned thermal baths of Kehidakustány,

Hévíz, and Zalakaros, offering relaxation and wellness year-round. Lake Balaton, with its numerous recreational opportunities, restaurants, and marinas, is also easily accessible, making Bókaháza an attractive place to live for nature lovers, those seeking tranquility, and those looking to relocate.

Despite its peaceful setting, Bókaháza boasts excellent transport connections. Keszthely on Lake Balaton is approximately 30 kilometers away, Budapest is about 200 kilometers away, and Vienna is roughly 190 kilometers away. This location combines rural charm with easy access to the major cities and tourist destinations of western Hungary.
...]

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

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





















