



Property IDCM0215



(BAA) Wonderfully quiet location,
ideal for keeping animals



Price:	230.000 € (≈ 83.791.300 Ft)
Living space:	140 sq. m.
Plot size:	17.000 sq. m.
Type of house:	Country house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: no



Property description:

Sometimes you're not just looking for a house, but a place where a new life can begin.

Nestled in the beautiful natural landscape of Western Hungary, a special property awaits those seeking peace, freedom, and a high quality of life.

This farmstead is ideal for self-sufficiency, animal husbandry, and anyone who wants to realize their dream of living close to nature.

What awaits you:

- Two residential buildings (approx. 80 m² and 60 m²)
- Approx. 100 m² enclosed gallery with a covered summer terrace
- 1.7 hectares of private land
- Use of up to 4.7 hectares in total
- Private well and heating options with wood or electricity

Open stable, paddock, and other equipment can be purchased separately (€15,000 negotiable)

The location is idyllic and peaceful, with shops, doctors, schools, a thermal spa, and the tri-border region of Hungary, Slovenia, and Croatia all within easy reach.

Furnishings:

High-voltage electricity, internet, fresh water from our own well (regularly tested), wastewater via septic tank

Location:

The village is located in the far southwest of Hungary, in Zala County, and offers a particularly charming location for those who appreciate peace and quiet, nature, and proximity to several countries.

The region's rolling hills, extensive forests, and vineyards characterize the landscape and invite hiking, cycling, and excursions.

The proximity to the tri-border area of Hungary, Slovenia, and Croatia is especially appealing. This allows you to discover three countries with their diverse landscapes, cultures, and culinary traditions within a short time.

The wine regions of southwest Hungary and Slovenia, as well as the unspoiled landscapes along the Mura River, also offer numerous opportunities for varied day trips.

Despite the tranquil, rural setting, larger cities and popular tourist destinations are easily accessible. Keszthely, on the western shore of Lake Balaton, is about 70 kilometers away, making it ideal for a day trip. Budapest is approximately 250 kilometers away, and Vienna is about 220 kilometers away. Lovászi combines a peaceful life in the countryside with an exceptional location near Slovenia and Croatia, making it particularly suitable for people who want to discover the original southwest Hungary and at the same time enjoy the diversity of the entire tri-border region.

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, according to 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

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











