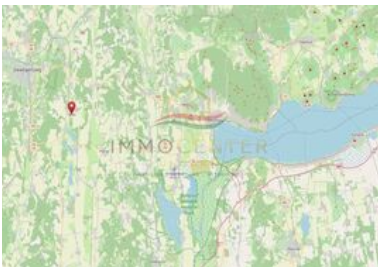




Property IDCM0487



(B-A) Small but lovely plot of land in a completely quiet location for self-sufficien...



|                |                          |
|----------------|--------------------------|
| Plot size:     | 3.812 sq. m.             |
| Price:         | 5.000 € (≈ 1.825.400 Ft) |
| Type of usage: | Living                   |



**Property description:**

A fantastic recreational plot in a completely peaceful location, in a rural setting. 3% of the land is buildable, suitable for a tiny house, yurt, caravan, or similar structure. A residential building permit is possible.

Electricity connection available. No municipal water supply. Beautiful, gently sloping hillside location facing east, offering morning sun.

No neighbors!

**Location:**

Nemesszentandrás is a small, tranquil village in Zala County, ideal for those seeking to experience authentic Western Hungary and its relaxed lifestyle. The surrounding area is characterized by rolling hills, meadows, forests, and farmland, providing perfect conditions for walks, bike rides, and relaxing hours in nature. Those seeking peace and quiet will find a pleasant retreat here, far from the tourist crowds.

Thanks to its central location in Zala County, numerous destinations are easily accessible. The world-famous spa town of Hévíz, with its unique thermal lake, and the historic fortress town of Keszthely on Lake Balaton are both within easy reach. The wine regions around Lake Balaton and the Kis Balaton Nature Reserve, with its diverse wildlife, also offer a variety of options for nature lovers and those seeking relaxation.

Despite the rural atmosphere, larger cities are easily accessible. Keszthely on Lake Balaton is approximately 35 kilometers away and can be reached by car in about 35 to 40 minutes. Budapest is approximately 215 kilometers away and Vienna is about 230 kilometers away. Thus, Nemesszentandrás combines the tranquility of a small village with easy access to the most important cities and sights of western Hungary, making it an attractive starting point for excursions to the Balaton region and neighboring Austria.

**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](http://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](http://www.immocenter-ungarn.com)



