



(B-A) The ideal retreat in the vineyards of the Zalatal valley



Plot size: 2.337 sq. m.
Price: 3.900 € (≈ 1.423.812 Ft)
Type of usage: Leisure time



Property description:

There are places where, from your very first visit, you sense that life can be simpler again.

This exceptionally beautiful property in the vineyards of the Zala Valley near Pacsa is just such a place. Far from noise, hustle and bustle, and densely populated residential areas, you can enjoy a unique combination of nature, privacy, and the magnificent rolling hills that make Western Hungary so popular.

Anyone who has long dreamed of emigrating to Hungary or creating a personal retreat for relaxing weekends will find ideal conditions here. The spacious property offers plenty of room for your ideas – be it a lovingly tended orchard, a small vineyard, growing your own vegetables, or simply a place where you can enjoy the tranquility of nature.

The vineyards around Pacsa are among the most charming regions of Zala County. Gentle hills, small woodlands, well-tended vineyards, and idyllic country lanes characterize the landscape. Here you can take long walks, explore the surroundings by bicycle, or simply let your gaze wander over the verdant Zala Valley. Nature lovers and those seeking tranquility especially appreciate this region for its unspoiled beauty and relaxed pace of life.

Despite the peaceful location, you don't have to forgo good infrastructure. The small town of Pápa offers shopping facilities, restaurants, doctors, a pharmacy, and all the essential amenities for daily life. The world-famous spa town of Hévíz with its unique thermal lake and the historic town of Keszthely on Lake Balaton are easily accessible by car and offer numerous leisure and recreational opportunities.

This property offers an excellent opportunity, particularly for those looking to emigrate, to realize their dream of owning a home in Hungary. The cost of living is significantly lower than in Germany or Austria, and the pleasant climate, hospitable people, and high quality of life have made Western Hungary one of the most popular regions for German-speaking emigrants for many years.

If you're looking for a place where you wake up to birdsong, where nature begins right outside your door, and where you can leave the stress of everyday life

behind, then you should definitely take a look at this property. Such tranquil vineyard locations with plenty of space and great development potential are becoming increasingly rare and are enjoying steadily growing demand, especially among those seeking an alternative lifestyle and nature lovers.

Furnishings: No water, electricity can be requested, internet via 4G mobile network.

Location: The small town of Paša is located in western Hungary, in Zala County, and pleasantly combines rural tranquility with good local infrastructure. Unlike many purely rural villages, Paša already offers a small urban structure – with shops, services, and a well-established town center – without losing its relaxed, nature-oriented character.

The surrounding area is characterized by rolling hills, meadows, and fields, making it ideal for walks, bike rides, and a slower pace of life. At the same time, you benefit from the proximity to Lake Balaton, one of Hungary's most popular recreational destinations.

Distances to major cities:

Vienna approx. 170 km – about a 2 to 2.5-hour drive

Budapest approx. 200 km – about a 2 to 2.5-hour drive

Keszthely (on Lake Balaton) approx. 20 km – about a 20–25-minute drive

Why Pacsa is particularly attractive:

Small town with infrastructure (shopping, doctors, schools)

Quiet location without mass tourism

Quick access to Lake Balaton

Ideal combination of nature and everyday convenience

Popular with expats and those seeking peace and quiet

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





