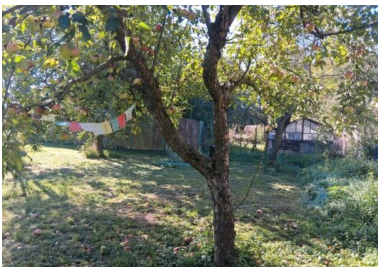




Property IDCM0827-2



(B-A) Building plot with workshop & circus wagon also available as rent-to-own!

Plot size:	2.172 sq. m.
Price:	20.000 € (≈ 7.266.000 Ft)
Type of usage:	Living
Commission Rate:	2.42% of the purchase price including VAT, Subject to commission: yes



Property description:

Sale of a fully developed plot of land in a quiet, natural setting in Zala County (Western Hungary).

Complete package: land, inventory, and circus wagon: €43,000

Optionally available without the circus wagon: €20,000

Optional rent-to-own option!

... Property:

Total area: 2,172 m² (1,419 m² + 753 m²)

Fully fenced, two driveways (large and small)

Outbuilding / Workshop (approx. 60 m²):

Solid existing building with a good roof condition

Divided into three areas:

Workshop with workbench, shelves, and attic

Former horse stable, already converted into a common room

Wood and tool shed

Interior and exterior lighting, new fuse box

Brick fireplace in the outdoor area

Circus wagon (construction trailer):

Historic, revitalized circus wagon, dimensions: approx. 7.4 m × 2.4 m × 2.1 m

Insulated for weekend and leisure use, conversion for year-round use possible

Wood-burning stove with cooktop (remains in the wagon)

Built-in Shower

Use of a composting toilet

Electricity connection available, also usable independently (e.g., via solar/power station)

Caravan is raised on blocks

Parking permit confirmed by a Hungarian architect

Orchards and mature trees:

Approx. 17 trees, including walnut, apple, pear, peach, mirabelle plum, cornelian cherry, etc.

Natural surroundings with deadwood fences, diverse insects and birds, moles, etc. Permaculture and/or animal husbandry possible

Region:

Hévíz is about 25 minutes away, Keszthely/Lake Balaton about 30 minutes.

Zalaszentgrót is about 10 km away and offers all essential shopping facilities and a small thermal spa.

Price:

€43,000 total package including circus wagon

€20,000 land and inventory only

Rent-to-own option available: €15,000 down payment plus 60 monthly installments of €495

Viewing by appointment.

Furnishings:

New electricity connection (underground cable, modern fuse box)

Water: four connections, private well (intact)

Sewer connection available

Gas connection available

Location:

Türje is a charming village in Zala County, western Hungary, nestled picturesquely in the verdant Zala Valley. The region is known for its rolling hills, vineyards, forests, and small, traditional villages, and is considered one of the most idyllic landscapes in western Hungary.

A particular highlight of Türje is the historic Türje Premonstratensian Monastery, an impressive medieval monastery complex. The Romanesque church and monastery are among the most important historical buildings in the region and lend the village a special cultural atmosphere.

The area surrounding Türje invites visitors to enjoy long walks, hikes, and bike rides through the tranquil hills. At the same time, visitors benefit from the proximity to several well-known spa towns and thermal baths in the region. The famous Lake Balaton is also just a short drive away and offers numerous recreational opportunities, including swimming, sailing, and dining.

Thus, Türje combines nature, history, and rural tranquility in a particularly pleasant way, making it an ideal place for relaxation and excursions in western Hungary.

Türje Distances:

To Vienna: approx. 180 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 km (travel time approx. 30–35 minutes)

Türje combines historical sights, beautiful natural scenery, and proximity to Lake Balaton – an ideal combination for visitors, nature lovers, and anyone who wants to experience authentic 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

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.

Commission Rate:	As the buyer, you will pay 2.42% including Hungarian VAT on 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 such as electricity, gas, water, 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



