



(BBA) Authentic living in Hungary – Farmhouse with character near Hévíz



Price:	118.000 € (≈ 42.869.400 Ft)
Living space:	80 sq. m.
Plot size:	2.050 sq. m.
Type of house:	Farmhouse



Property description:

Are you looking for a property in Hungary with character and typical rural charm, not just a cookie-cutter house?

This quaint farmhouse in a good location near Hévíz offers exactly that: manageable living space, an exceptionally spacious plot of land, and proximity to one of the most popular regions of Western Hungary.

The house has approximately 80 m² of living space and offers 2.5 rooms, including a bedroom, as well as a bathroom.

There is also potential to create a cozy granny flat.

This makes the property particularly suitable for couples or individuals who consciously choose to live compactly when emigrating to Hungary and value plenty of space around the house.

2,050 m² of land – where life unfolds outdoors

A particular advantage is the approximately 2,050 m² plot of land. Those moving to Hungary from Germany, Austria, or Switzerland often seek precisely this combination: a manageable house, but with enough land for a garden, fruit trees, vegetable cultivation, animals, or simply plenty of privacy.

Especially for people who want to build a quieter, more nature-oriented life in Hungary, such a property offers numerous possibilities.

A rustic farmhouse instead of an anonymous new build

The appeal of this property lies not in maximum living space, but in its original farmhouse character. It's a house for buyers who appreciate traditional Hungary and prefer a property with its own history and atmosphere to a generic new build.

With 80 m² of living space on more than 2,000 m² of land, the house-to-land ratio is particularly attractive for expats: little unnecessary living space, but plenty of room for outdoor living.

Good location near Hévíz

The location near Hévíz makes the property even more appealing. The internationally renowned spa town of Hévíz is one of the most sought-after residential areas in Western Hungary. Keszthely and Lake Balaton are also easily accessible from the region.

This property combines rural living in Hungary with a comparatively good infrastructure and proximity to a region where many German-speaking expats have already settled.

Ideal for expats to Hungary

This farmhouse could be particularly interesting for people who:

want to buy a house near Hévíz,

value a large plot of land over excessive living space,

appreciate the charm of a traditional Hungarian farmhouse,

are looking for a permanent residence or retreat in Western Hungary,

and prefer proximity to Hévíz, Keszthely, and Lake Balaton.

Conclusion

80 m² of living space, 2.5 rooms, and a 2,050 m² plot for €118,000: This farmhouse isn't for buyers seeking perfection and a new-build feel, but rather for those moving to Hungary looking for an authentic home with plenty of land in a good location near Hévíz.

An interesting property for those who say: The plot can be large – the house itself doesn't have to be.

Purchase price: €118,000

Living space: approx. 80 m²

Plot: approx. 2,050 m²

Rooms: 2.5
 Bedrooms: 1
 Bathrooms: 1
 Property type: Farmhouse
 Region: near Hévíz, Western Hungary

The house is available immediately and can also be handed over completely empty.

Furnishings: Gas, fresh water, sewage, well, electricity & internet

Location: The picturesque Zala Valley is one of the most idyllic landscapes in western Hungary. Characterized by rolling hills, vineyards, small villages, and expansive forests, this region offers a unique combination of nature, tranquility, and authentic rural life.

The landscape along the Zala River is a paradise for nature lovers, hikers, and cyclists. Numerous small paths wind through the hilly countryside, past traditional farms, orchards, and vineyards. The region is known for its relaxed atmosphere and its authentic Hungarian village culture.

Many visitors also appreciate the Zala Valley for its proximity to several well-known spa towns and thermal baths. At the same time, the famous Lake Balaton, the largest lake in Central Europe, is just a short drive away. Thus, the Zala Valley combines rural charm with attractive leisure and excursion opportunities.

The region is also considered a hidden gem for those seeking peace, nature, and a high quality of life – far from the main tourist crowds.

Distances:

to Vienna: approx. 190 km (travel time approx. 2–2.5 hours)

to Budapest: approx. 210 km (travel time approx. 2 hours)

to Keszthely on Lake Balaton: approx. 35–40 km (travel time approx. 30–40 minutes)

minutes)

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)

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