



SPECIAL ESTATE ON ZALACSÁN - 8.5 HECTARES OF NATURE, PEACE AND OPPORTUNITY



Informazioni sull'Agente

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Dettagli dell'inserzione

Proprietà per: Saldi
Prezzo: USD 825,692.2

Posizione

Nazione: Hungary
Stato / Regione / Provincia: Zala
Città: Zalacsany
Cap: 8782
Pubblicato: 31/08/2026

Descrizione:

Located in Zalacsány.

for those who are looking for a large area, close to nature, isolated property for a self-sufficient lifestyle, animal husbandry, farming or long-term development purposes.

The estate is located in an extremely quiet and intimate environment, surrounded by forests, and at the same time, due to the proximity of Lake Balaton and Hévíz, it is also in a favorable location from a tourist point of view.

THE PROPERTY The total area is 84,929 m², which consists of several larger, contiguous pastures and it consists of a mowing area.

The houses and the yard are located in an area excluded from cultivation. The residential buildings are located on a 3.6-hectare pasture with topographical number 0226/1, and another significant part of the estate is pasture with topographical number 0226/2.

Both areas are free of encumbrances.

The area was used in TSZ cultivation until 1992, the last crop planted was alfalfa. No chemicals were used. Since the termination of the TSZ, the area is mainly used as a mowing field, mowed 1-2 times a year, and the hay is baled.

There are other larger pastures in the immediate area, including a neighboring area of almost 8 hectares.

220 M² PANORAMIC FAMILY HOUSE On the estate is a 220 m², panoramic family house house has:

6 rooms

2 bathrooms



2 toilets
renovated in 2012
fireplace
partly furnished
panoramic location

The house can be suitable for both permanent residence and relaxation.

There is also a second residential building on the estate, which can be used as a guest house, as a separate living space, it can be used as a workspace or for other purposes.

ADDITIONAL BUILDINGSIn addition to the residential buildings, available:

12 m² wooden house/tool storage without concrete foundation
open garage for 4 cars

WATER SUPPLYThere is no piped water network in the area, local properties typically have their own wells

On the property there is an old, dug well that used to have plenty of water, which in the past was mainly used for watering animals. In the past, hundreds of liters of water could be extracted from it several times a day.

The water quality of the well has not been recently tested.

Rainwater falling on residential buildings is collected in a 40 m³ cistern.

PUBLIC UTILITIESThe property has:

3-phase electricity network, 230-400 V
with landline phone
with internet

The gas pipeline is located approximately 50 meters from the plot boundary.

SEWAGEThe larger house currently has a leaky manhole solution, surrounded by a root zone system. The place for the closed sewage tank has been prepared for the smaller house, but the tank was not installed in the end row.

APPROACHThe approach to the estate is solved. A built-up road leads to the property, and the paved road is only 5 meters from the plot boundary.

MANY USAGE POSSIBILITIESThe size and location of the nearly 8.5-hectare area offers many possibilities.

An excellent basis can be:

a self-sufficient farm. for creating,
animal husbandry,
horse husbandry,
sheep, goat or cattle husbandry,
poultry husbandry,
beekeeping,
organic or permaculture farming,
maintaining your own hay and pasture,
a lifestyle close to nature.

The large area and the environment can also make the property suitable as a location for various nature-based programs, trainings, retreats or smaller events.

Possible directions include yoga and meditation retreats, self-knowledge or lifestyle programs, horse- and animal-assisted occupations, farming or ecological training, workshops, training or nature-based tourism projects.



Utilization for specific business, tourist or educational purposes its possibility must of course be examined based on the current local construction and official regulations.

EXCEPTIONAL LOCATIONOne of the greatest assets of the estate is that it ensures complete seclusion and a life close to nature while important tourist destinations are easily accessible.

Hévíz and Lake Hévíz: approx. 12.5 km

Balaton: approx. 20 km

The immediate surroundings of the estate are characterized by forested areas close to nature. The bordering forest on the other side of the stream is state-owned.

WHO DO WE RECOMMEND?The property may be of particular interest to those who are not simply looking for a family home, but want a large, independent estate where a close-to-nature, self-sufficient lifestyle or a long-term economic project can be realized.

Rare opportunity: 84,929 m² of own land, residential buildings, pastures, own well, built-in electricity, internet and an extremely calm environment - near Hévíz and Lake Balaton.

The property is free of encumbrances.

Price: below market price, an exceptional purchase opportunity.

For further information and viewings, we welcome applications from serious interested parties.

Condizione: Excellent

Comune

Bagni: 2
Finito piedi quadrati: 220 mq
Dimensione del lotto: 84929 mq

Room details

Total rooms: 6

Building details

Parking: Sì

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/HVFR-T5/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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