

## 77538 Plot

**Ungarn Immobilien**  
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Price	139 472 000 Ft	Features
House area	0 m <sup>2</sup>	
Lot size	50000 m <sup>2</sup>	

From Lake Balaton	116 km, 93 min.
From Spa Hévíz	111 km, 97 min.
Energy efficiency	

This unique, 5-hectare forest property in western Hungary offers you a unique opportunity to fulfill your dream of owning a home in Hungary. Only 30 km from Sopron and in close proximity to Austria, an idyllic oasis with a centrally located 1 hectare pond including fish stock awaits you - ideal for nature lovers and anyone looking for peace and exclusivity. Wide range of possible uses The plot is partially zoned as a village residential area and offers a buildable area that can be used for the development of lakeside properties with several houses as well as for the construction of a private estate. Thanks to the generous size and the private pond, you have the freedom to realize your dream home in a secluded location or to invest in real estate in Hungary. 30% of the area may be built on. 40 % of the land must remain green, which preserves the natural ambience of the plot. The maximum building height is 5.40 m, perfect for stylish, natural building projects. Special features and legal information Due to the high proportion of woodland and the size of the plot, five people are required to purchase this exclusive property - unless the buyer is registered as a farmer. Perfect infrastructure and location - Real estate in Hungary is becoming increasingly popular - especially waterfront properties in western Hungary. - Close to the Austrian border: perfect location for commuters or cross-border projects. - A picturesque landscape with forest and water right on your doorstep.