

## Alsópáhok Kátyán-hegy

23 500 000 HUF

For Sale: 3,248 m<sup>2</sup> Plot with Panoramic View of Lake Balaton in Alsópáhok, Kátyán Hill Area!

Alsópáhok is located in the western corner of Lake Balaton, opposite the Keszthely Hills, just 1 km from Hévíz and 7 km from Keszthely.

The plot, situated along a paved road, includes a 20 m<sup>2</sup> building (registered as an agricultural structure) in need of renovation, with water and electricity already connected. Next to the building, there is a 3 m<sup>3</sup> wastewater tank. The upper part of the plot features various fruit trees — apple, pear, plum, apricot, cherry, sour cherry — along with three large walnut trees and eight almond trees planted 2–3 years ago.

According to the land registry:

Classification: Orchard and agricultural building

Zoning: Mk-1, garden agricultural zone

Building type: detached

Maximum buildable area: 3%

Minimum building height: 3.0 m

Maximum building height: 4.0 m

Minimum green area: 90% of the plot

Building permit can only be issued for properties that are at least 80% under active cultivation (vineyard, ...



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ID number	383831
Type	For sale - Week-end house
Space	30 m <sup>2</sup>
Rooms	1 Rooms
Building lot	3248 m <sup>2</sup>
View	Panoramic
Condition	To be renovated
Structure	Brick
Heating	Other
Parking	Self-parking
American kitchen	Yes
Access to the garden	Yes
Year of construction	1980
Orientation	East
Inner height	2.1 m

FOR SALE

