



# Unique Property Trio in Zala:

idyllic countryside estates with endless opportunities



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## Welcome to your future in Gyűrűs – Discover our unique property bundle



Discover the unmatched tranquility and investment potential of Gyűrűs, Hungary. Our unique property bundle offers the perfect blend of natural beauty and modern comforts in one of Hungary's charming rural villages.

With spacious and modernised homes, our properties are ideal for families, investors, and nature enthusiasts seeking peace and serenity. Explore this E-Book to discover detailed property features to make Gyűrűs your new home, holiday paradise, or investment opportunity.

Don't miss out on this chance to escape the hustle and bustle of city life and embrace a simpler way of living. Invest in the beauty and potential of Gyűrűs today!



## Location

### Gyűrűs: A hidden gem between Keszthely and Zalaegerszeg



Nestled in the idyllic rolling hills of Zala County lies the charming village of Gyűrűs. Offering a perfect blend of seclusion and accessibility, Gyűrűs is a serene retreat that's conveniently connected.

With both Keszthely and Zalaegerszeg less than 30 minutes away and main road number 76 just a short drive away, you can enjoy the peace and tranquillity of a rural lifestyle without sacrificing modern amenities.

Gyűrűs is renowned for its freely roaming Gidrán and Hucul horse herds, and the Gyűrűsi Ménes riding school, making it an ideal destination for equestrian enthusiasts.

Plus, all the basic amenities you need are just a short drive away, so you can enjoy the rustic charm of the village without sacrificing convenience.

Come and experience the best of both worlds in Gyűrűs!



## Features

Modern comforts meet rural simplicity in our Gyűrűs properties



Discover the magic of our Gyűrűs bundle, where two out of our three properties have been meticulously updated to offer you a perfect blend of modern amenities with a rustic charm.

Imagine yourself enjoying the warmth of central gas heating, the convenience of newly updated electrical systems, and the luxury of spacious terraces, perfect for hosting guests.

Our expansive plots of land offer ample space for gardening, relaxation, and outdoor activities, ensuring complete privacy and peace of mind.

Come experience the perfect escape from the city's hustle and bustle and indulge in nature's serene beauty at our Gyűrűs properties.

### Generic features

#### Seclusion

Enhanced with a closed brick fence and secure gates for privacy on the street front.

#### Directional orientation

All buildings are positioned to face South and South-West, benefiting from all-day sun.

#### Environment

Encompasses nearly 11,000 sqm of versatile land, including a maintained lawn and a forested area suitable for logging.

#### Accessibility

Gyűrűs is a secluded yet accessible village conveniently located near main road number 76 from Nagykapornak. It offers easy access to nearby cities (Keszthely, Zalaegerszeg) within 25-30 minutes.

## Explore our properties in Gyűrűs – Your perfect escape or investment

Indulge in the natural beauty of Gyűrűs with our selection of three unique homes, each packed with character and potential.

From the breathtaking terrace of Gidrán-szállás to the promising development opportunities of Hucul, each property offers a distinctive way to invest in or relish the picturesque Hungarian location.

Browse through the comprehensive descriptions and captivating images of each property below and experience the joy of investing in one of Hungary's most eye-catching locations.

### House of "Gidrán"



#### Size and Layout

Spanning 96 sqm, this charming property features an open-plan kitchenette with living space, two cosy bedrooms, two bathrooms, a combined laundry and storage room, and a spacious open terrace.

#### Land area

Nestled on a generous 4.243 sqm plot.

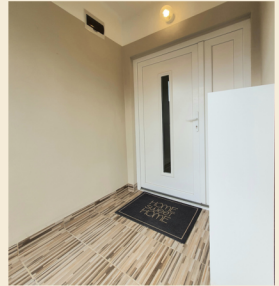
#### Modern amenities

Renovated to meet modern standards, including central hot water, gas heating, and updated electrical systems.

#### Unique features

Boasts a vast land plot with an expansive terrace, perfect for outdoor living and entertainment.

## Gallery 1 of “Gidrán”

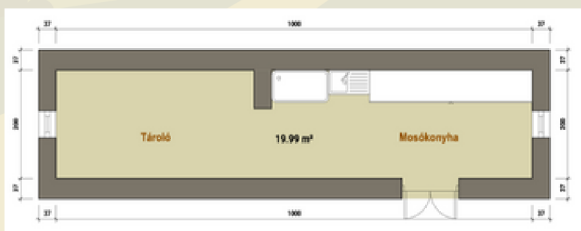
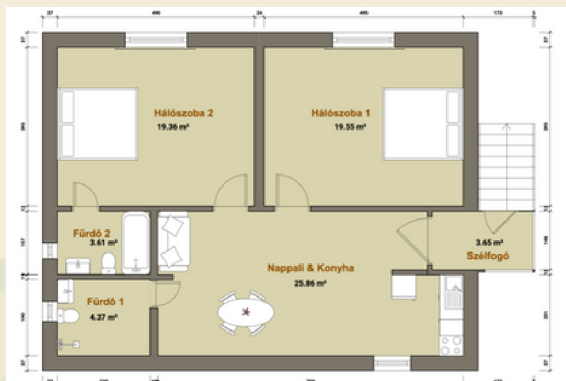


## Gallery 2 of "Gidrán"





## Gallery 3 of "Gidrán"



## House of "Borzderes"



### Size and Layout

Offers 70 sqm of living space, featuring an open kitchen and living area, two bedrooms, one bathroom, and a large, covered terrace. A 50 sqm barn (cellar, hobby room and storage).

### Land area

Covers 4.211 sqm.

### Modern amenities

Renovated to meet modern standards, including central hot water, gas heating, and updated electrical systems.

### Unique features

Features a large covered terrace, ideal for outdoor relaxation and social gatherings.





## Gallery 1 of “Borzderes”



## Gallery 2 of “Borzderes”



## House of "Hucul"



### Size and Layout

The size of the building's base is 50 sqm. A terrace with the same area can be supported by the current concrete frame. The base of the building can be expanded twofold in the attic.

### Land area

Covers 2.524 sqm.

### Future potential

It offers significant expansion possibilities, potentially doubling the living space or adapting it for commercial, animal husbandry or farming uses.

# Unique bundle offer

## Three countryside estates in Gyűrűs



Immerse yourself in the heart of tranquillity with our exclusive bundle offer —three unique countryside estates in Gyűrűs, available now for **EUR 215,000**. Tucked away in the serene landscapes of Zala County, each property offers a harmonious blend of rustic charm and modern comforts, a privilege for those seeking to invest in a lifestyle of peace and natural beauty.

### Why Choose the Gyűrűs countryside bundle?

- **Multi-Generational Living:** With three distinct properties, this bundle is perfect for families living close to one another while maintaining individual privacy.
- **Investment Potential:** Capitalise on the opportunity to own multiple properties. Rent them out for consistent income or sell in the future as property values in the area increase.
- **Diverse Opportunities:** Each estate features unique characteristics and amenities. Whether you want to cultivate a family compound, start an agritourism business, or enjoy weekend getaways, these properties cater to many needs.

### Bundle Highlights:

1. **Gidrán:** A spacious estate with modern renovations, extensive land, and an open terrace perfect for family gatherings.
2. **Borzderes:** Cosy and inviting, with a large covered terrace ideal for year-round enjoyment.
3. **Hucul:** A versatile property with significant potential expansion, perfect for custom projects or commercial ventures.

## Guess what?

For just **EUR 215,000**, you can become the proud owner of not one, not two, but three countryside estates in Gyűrűs.

*It's like buying a piece of paradise, but way cheaper than a spaceship ticket to Mars!*  
Terry McCormick

## Give us a call:

Ready to explore your future kingdom of calm? Where to park your horses? Or are you just looking for a quiet spot to perfect your yodelling? We're all ears and always up for a good chat! Drop us a line, send a carrier pigeon, or let's meet over a cup of coffee in Gyűrűs. We can't wait to show you around.

## Get in touch

Learn more about your future home in Gyűrűs!



Contact us through our easy-to-use form, or call us directly. We are ready to assist you with detailed information and scheduling viewings.

We would love to hear from you!

*Take the first step to owning a piece of this idyllic paradise today!*  
Ziggy Marot



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