



EXCLUSIVE PROPERTY BROCHURE

1886 villa with a commercial section and its own building site

At a glance

Approx. 650 sqm of floor space on roughly 2,000 sqm of land in the Odenwald. Ground floor and parts of the basement used commercially, living space above structurally separated.

PROPERTY TYPE

Detached villa with commercial unit

LAND

approx. 2,000 sqm · of which approx. 1,000 sqm

YEAR BUILT

1886 · extension 1976 · continuously modernised

HEATING

Buderus oil heating system, installed 2022

AREA

approx. 650 sqm (560 sqm residential · 90 sqm

ROOMS

10 rooms · 7 bedrooms · 3 bathrooms

ENERGY

Demand certificate · 196.15 kWh/(m²·a) · class F

LOCATION

64732 Bad König · Odenwald, Germany

Living, working and running a business under one roof.

The property dates from 1886 and is not a listed building. Over the past ten years it has been continuously modernised and substantially renovated. On roughly 2,000 sqm of land there are approx. 560 sqm of living space, approx. 90 sqm of office space and a large basement level with a wellness area.

What makes this particularly interesting for a special-use concept is the structure: the entire ground floor and part of the basement are currently used commercially. According to the seller, all permits and changes of use required for this are in place. The upper and attic floors are structurally clearly separated from this, so that the business and the private area do not get in each other's way.

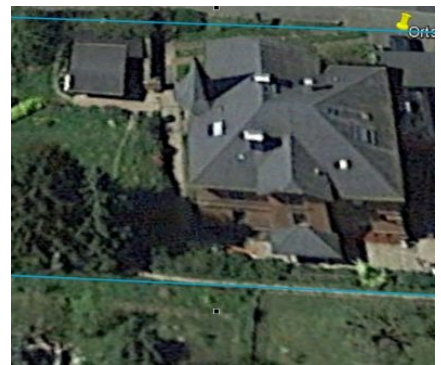
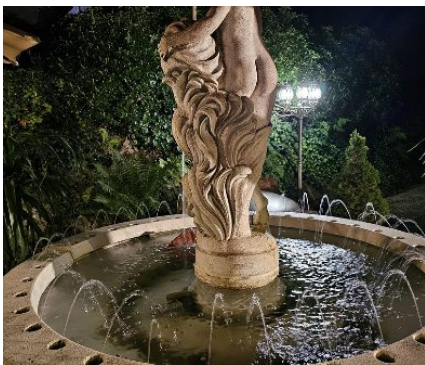
The ground floor holds a four-room apartment with a tiled stove, bathroom, a separate kitchen with pantry, a guest WC and access to an approx. 18 sqm terrace. The second residential unit spans the upper and attic floors: a living and dining area with an open fireplace, access to an approx. 22 sqm covered terrace, an eat-in kitchen with pantry, guest WC, a large bedroom and a bathroom with unusually generous space. The attic opens via a gallery to two further bedrooms; exposed half-timbering and partly original floorboards from the year of construction define this level.

The roughly 90 sqm office annex has its own toilet, a storage room and a sheltered seating area. A commercial permit is in place. Adding a kitchen would turn it into a fully separate third unit.

The basement holds a wellness area with a Finnish sauna, shower and relaxation room, plus a workshop, storage rooms and the boiler with an oil tank. The garden has grown over the years: two ponds, a fountain, a garden house and several sheltered seating areas that cannot be seen from outside.

No verifiable revenue or visitor figures for the ongoing business are claimed here. Anyone seriously buying will be shown the available documents as part of due diligence after verification of identity.

Selected impressions



1886 character, today's technology.

Heating, plumbing, roof insulation and windows have been renewed in recent years. The historic character was preserved throughout: exposed half-timbering, original floorboards, an open fireplace and a tiled stove.

What transfers — and what doesn't

The ground floor and parts of the basement are used commercially. According to the seller, the permits and changes of use required for this are in place and will be shown to serious prospective buyers in the original. The existing business can, on request, be taken over together with its existing structures.

What does not transfer with a property are personal permits. A permit under § 12 of the Prostitutes Protection Act is issued to the operating person or company, each time tied to a specific business concept and specific structural facilities. Anyone wishing to continue or take up operations in that direction needs their own permit with their own reliability check from the responsible authority. Permit and notification obligations under hospitality, trade, building and immission-control law remain unaffected.

The advantage of this building lies in its existing structural separation: a commercially used section with its own access, a basement wellness area, an office annex with its own sanitary unit, and a plot barely visible from the street. Whether a specific concept is approvable is decided by the responsible building authority — the right first step is a written preliminary building inquiry with the city.

On the roughly 1,000 sqm side plot, preliminary talks already held with the city indicate the possibility of further construction of up to approx. 250 sqm of living space. This makes a later plot subdivision, an extension for staff, or a separate building conceivable.

This information is based on preliminary talks by the seller side and is not a granted building permit and not a warranted attribute. Building rights only become binding with a preliminary building decision or a building permit.

Figures, their origin and the limits of the statement

The property combines three strands of use: a commercially used level, two residential units and an office annex that can be expanded into a third unit. An owner-operator can keep or let the residential levels; someone not operating it themselves has, with two residential units and a commercial area, a structure that works even without the previous concept.

The seller states that the existing use concept generates income and can contribute to financing if continued. This statement has neither been verified by us nor is it supported by comparative data. It is not a forecast, not a warranted attribute and not a promise of future returns. Documents relating to the business are provided as part of due diligence, not in advance.

On the cost side, an oil heating system from 2022, a building of this size and a wellness area all belong in any calculation. The energy certificate shows a final energy demand of 196.15 kWh/(m²·a), efficiency class F. Actual consumption varies depending on weather and usage.

Information & notices

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COMMISSION

Buyer's commission of up to 5.95% incl. VAT of the purchase price, per the agency agreement. The commission is earned and due upon notarisation of the purchase agreement.

ENERGY CERTIFICATE (§ 87 GEG)

Energy demand certificate for residential buildings, issued 28.02.2023, valid until 27.02.2033, registration number HE-2023-004436697. Building type detached multi-family house. Final energy demand 196.15 kWh/(m²·a), energy efficiency class F, primary energy demand 227.17 kWh/(m²·a), greenhouse gas emissions 64.88 kg CO₂ equivalent/(m²·a), primary energy demand certificate 1889, extension 1976, year of heat generator 2022.

INFORMATION ON ECONOMICS AND PERMIT STATUS

Information on income from the existing use concept comes from the seller side, is not verified, and does not constitute a forecast, a warranted attribute or a promise of future returns. Information on development potential is based on preliminary talks with the city and does not replace a preliminary building decision or a building permit. Statements on permit status do not constitute an assurance that a specific use can be continued by a new operator without their own procedure.

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LIABILITY & ACCURACY OF INFORMATION

All information is based on statements from the seller side and on available documents. Area, land and year-of-construction figures are approximate and should be verified on site. No liability is assumed for accuracy or completeness. Subject to prior sale and error. This listing is not a contractual offer and does not replace independent due diligence by buyers, surveyors and advisors.

YOUR PERSONAL CONTACT

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