



EXKLUSIVES IMMOBILIEN-EXPOSÉ

A location you ? @ > A B > = 5 2 > 7 < > 6
4 2 0 6 4 K

Auf einen Blick

B45;L=> AB>OI55 :><<5@G5A:>5 740=85 =0 A>1AB25==>< CG0AB:5 ?;>I04LN 1 064
=5?@5@K2=> M:A?;C0B8@C5BAO A 1991 3>40 :0: FKK-A0C=0-;C1 8 <5AB> ?@>AB8

" !"

/) ,

B45;L=> AB>OI55 :><<5@G5A:>5 740=85 =0 A>1AB25==>< CG0AB:5 ?;>I04LN 1 064
=5?@5@K2=> M:A?;C0B8@C5BAO A 1991 3>40 :0: FKK-A0C=0-;C1 8 <5AB> ?@>AB8

LAND

1 064 :2.< · CG0AB>: 6431/3

ROOMS

9 :><=0B · 7 A A>1AB25==>9 20==>9

!"

1980 · @0AH8@5=8O 1994 8 2012

ENERGY

!5@B8D8:0B ?>B@51;5=8O · B5?;> 141.

" "

141.8 kWh/(m²·a)

LOCATION

78056 Villingen-Schwenningen, 5@<0=8

5 >1KG=00 :><<5@G5A:00 =542868<>ABL.

-B> 740=85 =5?@5@K2=> DC=:F8>=8@C5B A 1991 3>40 :0: FKK-A0C=0-;C1 8 <5AB>
65 <5AB5. ;0=8@>2:0, B5E=8G5A:0O 8=D@0AB@C:BC@0 8 >B45;;0 70 MB8 3>4K @0
8A?;>;L7>20=85. N1>9, :B> 7=05B MBC 8=4CAB@8N, ?>=8<05B, GB> >7=0G05B CAB>

1J5:B ?@>405BAO. = 4>ABC?5= =5<54;5==> 8 1C45B ?5@540= A2>1>4=K< >B ;N1K
>:C?0B5;L <>65B C?@02;OBL 8< A0<>AB>OB5;L=>, A4020BL 2 0@5=4C 8;8 A>740BL
@5=40 ?>4E>4OI5<C >?5@0B>@C 2>7<>6=0 8 O2=> ?@825BAB2C5BAO.

>2>5 <5AB> 2 MB>9 8=4CAB@88 A53>4=O C65 =5 A>7405BAO =0 G5@B56=>9 4>A:5
7>=5 157 68;KE A>A5459, AB@>8B5;L=>3> C?@02;5=8O, ?>445@6820NI53> 8A?;>;L7
3@04>AB@>8B5;L=K< 70:>=>40B5;LAB2><, ?><5I5=89, >B25G0NI8E <8=8<0;L=K< B@
?@>AB8BCB>: (Prostituiertenschutzgesetz), 8 ?@>B82>?>60@=>9 70I8BK, 2K45@682
DC=:F8>=8@C5B 45AOB8;5B8O<8.

#G0AB>: @0A?;>;>65= 70 C;8F59. >ABC? : =5<C >ACI5AB2;O5BAO ?> A>1AB25==>9
>B:@KBKE ?0@:>2>G=KE <5AB ?;NA 420 30@06=KE <5AB0 =0 F>:>;L=>< MB065. 8:
?@8E>48B 8 CE>48B. 8A:@5B=>ABL 745AL — MB> =5 D@070 87 1@>HN@K, 0 A;54A

CBL 3>ABO E>@>H> >B@01>B0=: 2E>4 G5@57 ?0@:>2:C, ;5AB=8F0 =025@E : @5A5
>B:@K20NBAO 420 =0?@02;5=8O — =0 B>< 65 C@>2=5 : A5<8 :><=0B0<, 8;8 2=87 ?
:><=0BC A 10@><. ;C1=0O :><=0B0 O2;O5BAO F5=B@>< =86=53> C@>2=O, A>548=0
75@:0;L=CN :><=0BC 8 >B:@KBCN ?;>I04:C.

45AL =5 70O2;ONBAO ?@>25@O5<K5 40==K5 > >E20B5 8;8 :>;8G5AB25 ?>A5B8B5;5
0@5=4C5B, ?>;CG8B 4>ABC? : ACI5AB2CNI8< >?5@0F8>=K< 4>:C<5=B0< 2 @0<:0E

Ausgewählte Impressionen



' B > = > 2 > A B @ > 9 : 5 5 I 5 ? @ 5 4 A B > O ; > 1 K

> < = 0 B K , A 0 = C 7 ; K , A 0 C = 0 , 4 6 0 : C 7 8 , 1 0 @ , : 8 = > B 5 0 B @ , : > < = 0 B 0 > B 4 K E 0 8 7 5 @ : 0
4 > : 0 7 0 ; 8 A 2 > N M D D 5 : B 8 2 = > A B L 2 M : A ? ; C 0 B 0 F 8 8 . > A ; 5 : @ C ? = > 3 > ? > 6 0 @ 0 2 2 0 1
? > ; = > A B L N 2 > A A B 0 = > 2 ; 5 = K ; : @ K B K 9 4 2 > @ 8 > 1 = > 2 ; 5 = = 0 O B 5 E = > ; > 3 8 O 1 0 A A 5 9 =

'B> ?5@5405BAO — 8 GB> =5B

002;5=85 =0 AB@>8B5;LAB2> 2 A>>B25BAB288 A § 49 LBO >B 25 023CAB0 200
(0@E8B5:B>@ \$5;8G5 0AB>@8=>, Villingen-Schwenningen, =><5@ ?@>5:B0 262
:><=0BK 2 :><=0BC 3>AB5?@88<AB20 8 @0AH8@5=85 M20:C0F8>==>3> 2KE>40)
3>AB5?@88<AB20 2 MB>< <5AB5 O2;O5BAO C65 7025@H5==>9 ?@>F54C@>9, 0

>B;8G85 >B MB>3>, @07@5H5=85 A>3;0A=> § 12 0:>=0 > 70I8B5 ?@>AB8BCB
=542868<>AB8. => 2K405BAO >?5@0B>@C (D878G5A:><C 8;8 N@848G5A:><C ;
187=5A-:>=F5?F88 8 :>=:@5B=K< AB@C:BC@=K< >1J5:B0<. "0:8< >1@07><, =>2
A>1AB25==>5 @07@5H5=85 A A>1AB25==>9 187=5A-:>=F5?F859 8 A>1AB25==>9
045=- N@B5<15@35 >B25BAB25==K< =86=8< 04<8=8AB@0B82=K< >@30=>< O2;
07@5H8B5;L=K5 8 C254><8B5;L=K5 >1O70B5;LAB20 A>3;0A=> 70:>=>40B5;LAB2
B>@3>2;5, AB@>8B5;LAB25 8 :>=B@>;5 70 2K1@>A0<8 >AB0NBAO 157 87<5=5=

@58<CI5AB2> 740=8O 70:;NG05BAO 8<5==> 2 MB><: AB@C:BC@=K5 ?@54?>AK
?@>F54C@0 ?>;CG5=8O @07@5H5=8O =0 =>2>< <5AB5, C65 ACI5AB2CNB. -B> /
>?5@0B>@0, => =5 70<5=O5B 53> A>1AB25==CN ?@>F54C@C.

>60@=0O 157>?0A=>ABL: 14 =>O1@O 2022 3>40 3>@>4A:>5 C?@02;5=85 ?> ?>
A8BC0F8O< 8 3@0640=A:>9 70I8B5 ?@>25;> ?@>25@:C ?>60@=>9 157>?0A=>AB
CAB@0=5=K 8 ?@>25@5=K; ?8AL<>< >B 13 =>O1@O 2023 3>40 254><AB2> 70:@
>1>7=0G5==K9 020@89=K9 2KE>4, 254CI89 =0@C6C.

2017 3>4C :@C?=K9 ?>60@ ?>2@548; 740=85. 40=85 8 8=B5@L5@ 1K;8 2?>A
D8=0=A8@>20=K 8 C?@02;O;8AL B>340H=59 >?5@0F8>==>9 :><?0=859. >MB><
G5< ?@54?>;0305B 3>4 ?>AB@>9:8.

>F5=:5 @K=>G=>9 AB>8<>AB8 2018 3>40 1K;8 >B<5G5=K B@5I8=K =0 D0A045
C3;0E 740=8O, :>B>@K5 1K;8 :;0AA8D8F8@>20=K :0: CA04>G=K5 B@5I8=K. -B>
1K;> 2A:@KB8O M;5<5=B>2 740=8O, <>=8B>@8=30 B@5I8=, AB@C:BC@=>9 >F5:
?>2@5645=85 2=5H=59 HBC:0BC@:8, >AB05BAO =52KOA=5==K< ?> A59 45=L. @
HBC:0BC@:8 25@>OB=K<, 8AE>4O 87 2=5H=53> 2840, => ?@O<> =5 30@0=B8@
<>3CB 70 A2>9 AG5B 8 A ?><>ILN A2>53> A>1AB25==>3> M:A?5@B0 >A<>B@5B

"0 65 >F5=:0 ?5@5G8A;O;0 704>;65==>AB8 ?> B5E=8G5A:><C >1A;C6820=8N, 2
;5AB=8F. -B>B A?8A>: 2>AL<8;5B=59 402=>AB8 8 =5 >B@0605B B5:CI55 A>AB>C
A5@L57=K< ?>B5=F80;L=K< ?>:C?0B5;O< ?> 70?@>AC 2<5AB5 A 4>:070B5;LAB2

& 8 D @ K , 8 E ? @ > 8 A E > 6 4 5 = 8 5 8 ? @ 5 4 5 ;

1 J 5 : B 1 C 4 5 B ? 5 @ 5 4 0 = 1 5 7 : 0 : 8 E - ; 8 1 > 4 > 3 > 2 > @ > 2 0 @ 5 = 4 K 8 ; 8 = 0 9 < 0 . ! > 2 A 5 < -
7 0 4 0 0 0 5 2 @ > = 5 B B > 2 < 5 A O F . - B 0 0 @ 5 = 4 = 0 0 ? ; 0 B 0 = 0 < 5 @ 5 = = > = 5 ? > 2 K H 0 ; 0 A
A B > @ > = - 2 ; 0 4 5 ; L F 5 2 B 0 : 6 5 O 2 ; O ; 0 A L 0 @ 5 = 4 0 B > @ > < . > M B > < C M B > = 5 @ K = > G = 0

> F 5 = : 5 @ K = > G = > 9 A B > 8 < > A B 8 2 0 1 8 3 > 4 0 ? @ 8 < 5 = O ; 0 A L A B 0 = 4 0 @ B = 0 O 4 ; O @ K
5 2 @ > / : 2 . < 4 ; O 4 0 = = > 9 ? ; > I 0 4 8 . ; O 5 7 6 : 2 . < M B > A > A B 0 2 ; O 5 B ? @ 8 < 5 @ = > 4 7 2 0
5 2 @ > 2 3 > 4 . B = > A 8 B 5 ; L = > F 5 = K ? > : C ? : 8 2 8 4 8 0 0 0 5 2 @ > M B > 4 0 5 B 2 0 ; > 2 C N 4 >
2 K G 5 B 0 @ 0 A E > 4 > 2 , 1 5 7 C G 5 B 0 2 0 : 0 = A 8 9 8 ; 8 7 0 B @ 0 B = 0 C ? @ 0 2 ; 5 = 8 5 , 8 1 5 7 C G
0 @ 8 D < 5 B 8 G 5 A : 0 O F 8 D @ 0 8 7 2 > A L < 8 ; 5 B = 5 9 > F 5 = : 8 , 0 = 5 ? @ > 3 = > 7 8 = 5 3 0 @ 0 = B

@ > 4 0 2 5 F A G 8 B 0 5 B 0 @ 5 = 4 = C N ? ; 0 B C 2 8 0 0 0 5 2 @ > 2 < 5 A O F B 8 ? 8 G = > 9 4 ; O > B @
? @ 0 : B 8 G 5 A : 0 O > F 5 = : 0 , = 5 ? > 4 B 2 5 @ 6 4 5 = = 0 O A @ 0 2 = 8 B 5 ; L = K < 8 4 0 = = K < 8 , 8 > B = >
1 8 7 = 5 A > < .

0 A E > 4 K = 0 M = 5 @ 3 8 N , 3 0 7 , 2 > 4 C 8 M ; 5 : B @ 8 G 5 A B 2 > 2 = 0 A B > O I 5 5 2 @ 5 < O A > A B C
< C = 8 F 8 ? 0 ; L = K 5 : > < < C = 0 ; L = K 5 A ; C 6 1 K \$ 8 ; ; 8 = 3 5 = - (2 5 = = 8 = 3 5 = 0 . > B @ 5 1 ; 5 = 8 5 2 ?
? @ 8 < 5 @ = > 8 5 5 0 0 : B G ? @ 8 @ > 4 = > 3 > 3 0 7 0 8 ? @ 8 < 5 @ = > 1 9 8 0 0 : B G M ; 5 : B @ > M ;
> > ? K B C > ? 5 @ 0 B > @ 0 , 1 8 7 = 5 A < > 6 5 B C ? @ 0 2 ; O B L A O 4 2 C < O ; N 4 L < 8 — M B > F 8 D
? @ > 2 5 @ 5 = = K 9 1 8 7 = 5 A - ? > : 0 7 0 B 5 ; L .

Angaben & Hinweise

Dieses Exposé stellt kein Vertragsangebot dar. Irrtum, Änderungen und Zwischenverkauf bleiben vorbehalten.

!") &

FREITAG® Immobilien GmbH. 8F5=78@>20=> 2 A>>B25BAB288 A § 34c GewO (0:>= 5@<0=88 >@30= IHK für München und Oberbayern. 0@:5B8=3 >ACI5AB2;O5BAO =0 >A=>20=88 ?8AL<5=? @>402F0.

COMMISSION

><8AA8O ?>:C?0B5;O 4> 5,95% A CG5B>< ! >B ?>:C?=>9 F5=K (5% ?;NA 19% !), A>3;0A=> AG8B05BAO 70@01>B0==>9 8 ?>4;568B C?;0B5 ?@8 =>B0@80;L=>< C4>AB>25@5=88 4>3>2>@0

- " ' ! ! " (§ 87 GEG)

!5@B8D8:0B M=5@3>?>B@51;5=8O 4;O =568;KE 740=89, 2K40= 19.04.2024, 459AB28B5;5= 4> 1 BW-2024-005055151. 0B53>@8O 740=8O: >B5;8/3>AB52K5 4><0. >=5G=>5 M=5@3>?>B@51;5= 3>@OGCN 2>4C; :>=5G=>5 M=5@3>?>B@51;5=85, M;5:B@8G5AB2> 34,4 : B·G/(²·3>4); >A=>2= 4;O >B>?;5=8O 8 3>@OG59 2>4K; ?5@28G=>5 M=5@3>?>B@51;5=85 217,8 : B·G/(²·3>4); 2K1@ CO,/(²·3>4). >4 ?>AB@>9:8 A>3;0A=> M=5@35B8G5A:><C ?0A?>@BC 1984, 3>4 CAB0=>2:8 B M=5@3>MDD5:B82=>AB8 4;O =568;KE 740=89 =5 C:07K205BAO.

\$ & / - !" "#! (

#:070==K5 40==K5 ?> 0@5=45, ;878=3C 8 4>E>4=>AB8 O2;ONBAO 0@8D<5B8G5A:8<8 ?>:070B5 3>40 8;8 >F5=:0<8 AB>@>=K ?@>402F0. =8 =5 O2;ONBAO ?@>3=>7><, =5 O2;ONBAO 30@0=B8 1C4CI8E 4>E>4>2. 0O2;5=8O > AB0BCA5 @07@5H5=89 =5 O2;ONBAO 30@0=B859 B>3>, GB> : ?@>4>;65=> =>2K< >?5@0B>@>< 157 53> A>1AB25==>9 ?@>F54C@K.

" !" " + . (GWG)

0: >1O70==0O AB>@>=0 2 A>>B25BAB288 A § 2 (1)! 14 GwG, <K ?> 70:>=C >1O70=K ?@>25@ =5>1E>48<>AB8, 15=5D8F80@=KE 2;045;LF52 4> 70::NG5=8O 035=BA:>3> A>3;0H5=8O (?@54J ;8G=>AB8 A D>B>3@0D859).

) " +%

Your personal data is processed on the basis of Art. 6(1)(b) and (f) GDPR to initiate and carry out the agency agreement. Details are available in our ?>;8B8:0 :>=D845=F80;L=>AB8.

" "!" !", " ' !", \$ &

AO 8=D>@<0F8O >A=>20=0 =0 70O2;5=8OE AB>@>=K ?@>402F0 8 =0 8<5NI8EAO 4>:C<5=B0E. >B 25.08.2006 O2;ONBAO 20;>2K<8 ?>:070B5;O<8 157 2KG5B>2 8 ?@81;878B5;L=K<8 F8D@0<8 B25BAB25==>ABL 70 B>G=>ABL 8;8 ?>;=>BC =5 =5AQBAO. >7<>6=0 ?@5420@8B5;L=0O ?@>4 4>3>2>@=K< ?@54;>65=85< 8 =5 70<5=O5B =57028A8<CN :><?;5:A=CN ?@>25@:C A> AB>@>=F

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