



## Luxury 3 Bed House For Sale in Bad Honningen Germany



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | Niall Madden  |
| Όνομα εταιρείας:  | Esales Property Limited   |
| Χώρα:             | United Kingdom  |
| Experience since: | 2002  |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      | Property Type: Apartments   |
| Τηλέφωνο:         |   |
| Languages:        | English   |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |             |
|--------------|-------------|
| Ακίνητο για: | Πώληση      |
| Τιμή:        | EUR 445,000 |

### Τοποθεσία

|                       |  |
|-----------------------|--|
| Χώρα:                 | Germany  |
| Διεύθυνση:            | Am Schlossberg 8                                     |
| Ταχυδρομικός κωδικός: | 53557  |
| Δημοσιεύθηκε:         | 14/08/2025   |
| Περιγραφή:            | Luxury 3 Bed House For Sale in Bad Honningen Germany |

Esales Property ID: es5554738

Am Schlossberg 8,

Bad Hönningen, Germany 53557

Price in US Dollars 495,000

An Idyllic Retreat in the Heart of the Rhine Valley

Nestled on the sun-drenched hillsides of Bad Hönningen, Germany, a rare opportunity awaits to own a luxurious and beautifully positioned three-bedroom home. This two-story residence, located at Am Schlossberg 8, offers an unparalleled lifestyle defined by stunning natural beauty, historical charm, and modern comfort. The property is designed for those who appreciate tranquility, breathtaking views, and



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easy access to both nature and urban conveniences. As you approach this unique house, you'll immediately feel its harmonious integration with the surrounding landscape of vineyards, rolling hills, and the majestic Rhine Valley.

The home's most striking feature is its unobstructed views. From almost every vantage point, you are treated to a magnificent panorama that includes the historic Arenfels Castle, the sprawling vineyards that define the region, and the tranquil flow of the Rhine River. This dramatic backdrop transforms daily life into an experience of perpetual beauty. The area itself is known for its high quality of life, offering a perfect blend of peaceful rural living with the amenities of a charming spa town.

With a generous property size of 500 square meters, the house itself provides a substantial 212 square meters of living space. This well-thought-out layout is divided into two separate living units, making it an ideal choice for a variety of living situations. Whether you envision a primary residence for a family, a multi-generational home, or an investment property, this house offers exceptional flexibility. The interior is comprised of five main rooms, three spacious bedrooms, and two and a half bathrooms, ensuring ample space and privacy for all occupants. The fact that the property is being sold fully furnished is a significant advantage, allowing you to move in with ease and begin enjoying your new home immediately.

The heart of the home is a welcoming and spacious hallway that creates an open transition to the living areas. A unique spiral staircase connects the ground floor to the main living level, leading to a conservatory and providing direct access to the lush garden. This seamless flow between indoor and outdoor spaces is a key design feature, encouraging an open and airy feel. The ground floor is a functional space, housing a storage room, a rejuvenating sauna, and the heating system, adding to the home's comfort and utility.

Outdoor living is a significant part of the lifestyle this property offers. A spacious, sun-drenched terrace, complete with a fireplace, provides the perfect setting for relaxation, outdoor dining, and social gatherings. From here, you have direct access to the well-maintained garden, a private oasis for play and leisure. An additional balcony offers more private views of the castle, vineyards, and the meticulously kept garden below. The property also includes a single garage, a private driveway, and an extra parking space, providing convenient and secure parking.

The location of this property is truly exceptional. Bad Hönningen is a renowned spa town, celebrated for its thermal baths and rich Roman history. The house is situated in a tranquil area on the Arenfels Castle vineyard slope, yet is only a short walk from a host of local amenities. The proximity to the Rhine riverbanks, the town center, various shopping centers, banks, and other shops means you have everything you need within easy reach. For those who enjoy an active lifestyle, the location is a dream come true, with numerous parks and hiking trails right at your doorstep. The nearby public swimming pool and spa facilities offer further opportunities for relaxation and recreation.

This property presents a compelling opportunity for a discerning buyer. Its dual-unit design, coupled with its prime location and desirable features, makes it a versatile asset. An investor could easily capitalize on the growing demand for unique holiday rentals, using the home as an Airbnb for nature lovers, spa enthusiasts, or those simply seeking a peaceful retreat. The property is free and clear of loans, and the sale is being handled directly by the owner, who holds the deed. This simplifies the transaction process



and provides a clear path to ownership.

This home is more than just a house; it's an invitation to a lifestyle of elegance, tranquility, and natural beauty. It is a place where every day feels like a holiday and where the stunning landscape is an integral part of your home. If you are looking for a unique and luxurious property in one of Germany's most beautiful regions, this residence at Am Schlossberg 8 in Bad Hönningen is a truly exceptional find.

## ABOUT THE AREA

Bad Hönningen is a charming spa town located in the picturesque Rhineland-Palatinate region of Germany, situated on the right bank of the Rhine River. Known for its historical significance and natural beauty, the town is often referred to as being on the 'sunny side of the Rhine.' It has been a state-recognized mineral and thermal spa resort since 1950, a designation that highlights its rich history of wellness and relaxation. The area's landscape is defined by its sprawling vineyards and rolling hills, which create a tranquil and scenic environment. With a history that dates back to Roman times, the town and its surroundings are a testament to centuries of cultural and historical evolution, making it a truly unique place to visit and live.

The town's location offers a perfect blend of peaceful living and access to a rich cultural and historical tapestry. A major landmark is the majestic Arenfels Castle, a neo-Gothic masterpiece that towers over the town and vineyards. Originally a 13th-century structure, it was extensively renovated in the 19th century and is now a popular event venue with hotel rooms and a vinothèque. Bad Hönningen is also the gateway to the Rhein-Westerwald Nature Park, making it an ideal starting point for hikers and nature lovers looking to explore the famed Rheinsteig and Westerwaldsteig trails. The town itself has a quaint old quarter with narrow alleys and historic buildings, including the 15th-century 'Hohe Haus' which now serves as a local museum.

For those interested in history, Bad Hönningen is a particularly fascinating destination as it is located on the German Limes Road. This route follows the ancient Roman frontier, and near Bad Hönningen, you can find a reconstructed Roman watchtower and the RömerWelt (Roman World) museum in nearby Rheinbrohl. This open-air museum provides an interactive and engaging look into the lives of Roman legionnaires and the history of the Limes, a UNESCO World Heritage Site. The town's thermal springs are still a central attraction, with facilities like the Kristall Rheinpark-Therme providing a perfect place for visitors and residents alike to relax and enjoy the healing mineral waters.

Bad Hönningen is conveniently accessible for international travelers, thanks to its proximity to several major airports. The nearest and most convenient option is Cologne Bonn Airport (CGN), which is approximately 43 kilometers away. From there, you can reach Bad Hönningen in as little as 52 minutes by train. Another major international gateway is Frankfurt Airport (FRA), located about 104 kilometers away, with a travel time of around 1 hour and 45 minutes. Other accessible airports include Düsseldorf (DUS) and Hahn (HHN), providing a variety of travel options for those coming from abroad. The excellent rail network in Germany makes it easy to travel to and from the town, connecting it to the wider region and beyond.

## MAiN FEATURES:



- \* 212m2 of living space
- \* 500m2 plot
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Germany
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 3       |
| Μπάνια:                       | 3       |
| Τελειωμένα τετραγωνικά πόδια: | 212 τ.μ |
| Μέγεθος αυλής:                | 500 τ.μ |

## Utility details

|          |     |
|----------|-----|
| Heating: | Ναί |
|----------|-----|

## Rental details

|            |     |
|------------|-----|
| Furnished: | Ναί |
|------------|-----|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.429.951

