



## Luxury 5 Bed House For Sale in Kaltenborn-Herschbach Germany



### Информация об агенте

Название:	Niall Madden
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Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 696,085.69

### Местоположение

Страна:	Германия
Адрес:	Schwaderbachstraße 10
Почтовый индекс:	535250
Добавлено:	05.08.2025

Описание:

Luxury 5 Bed House For Sale in Kaltenborn-Herschbach Germany

Esales Property ID: es5554727

Schwaderbachstraße 10  
Kaltenborn-Herschbach  
Rheinland Pfalz  
53520  
Germany

Your Idyllic Retreat in the Eifel Volcanic National Park

Welcome to the 'Eifel Landhaus Villa,' an extraordinary property that offers a rare blend of tranquil, luxurious living and access to one of the world's most exhilarating sporting arenas. Nestled on the edge of a village at the end of a quiet lane, this large, detached property is situated in the Hocheifel, a stunning region within the Eifel Volcanic National Park in western Germany. This is a place where picturesque mountains, lush forests, and serene lakes create a magnificent natural backdrop, offering a peaceful



retreat that feels a world away from the everyday.

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## A Home of Distinction and Grand Proportions

This characterful property is a masterpiece of design and renovation. Built with handmade bricks, the house offers luxury accommodation across three levels, having undergone an extensive renovation over the last four years to the highest standard. The restoration work has been meticulous, preserving the individuality and character of both the interior and exterior.

The home's scale is truly impressive, featuring a total of 16 rooms, including five bedrooms, providing an abundance of space for family, guests, or a variety of uses. The property's bathrooms have been renovated with an eye for luxury and functionality. There are two large, newly renovated luxury bathrooms, both equipped with a full bath, a separate shower, and a double washbasin. Additionally, there is a separate shower room and a separate WC with a washbasin, ensuring convenience for a large household.

The living spaces are equally grand. The ground floor features two large separate living/dining rooms, with one boasting a cozy wood burner, perfect for chilly evenings. There are also two separate kitchen/dining rooms, providing flexibility for entertaining and daily life. The property also includes a separate, fully equipped apartment on the first floor. This self-contained unit has its own balcony, which enjoys a sunny, south-facing aspect and offers a sublime sense of tranquility.

For relaxation and wellness, the basement features a large, integrated sauna and shower, creating a private spa experience. The house also has a dedicated fitness room, so there's no need for extra trips to the gym. A new 'Buderus' oil-fired central heating boiler, with built-in energy-saving features, ensures that the property is as efficient as it is comfortable.

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## Unrivaled Location for Nature and Motorsport Enthusiasts

The Eifel region is a paradise for nature lovers, with the property's location near the Hohe Acht, the highest point in the Eifel, putting you at the heart of the national park's most beautiful landscapes. The area is a mosaic of mountains, dense forests, and lakes, where one can swim in warm water during the summer months. This magnificent natural setting provides a perfect retreat to unwind and relax, with exceptional views of the surrounding nature.

However, a truly unique aspect of this location is its proximity to the world-famous Nürburgring racetrack. Known as the longest, most dangerous, and most difficult racetrack in the world, the Nürburgring attracts thousands of visitors yearly from all four corners of the globe. This property is just a short drive from the track, making it a dream come true for anyone with a passion for motorsport. Whether you are a racing fan here to enjoy the F1 Grand Prix, the grueling 24-Hour Race, or even to drive the track yourself, the house is a must-have. For many, just watching the amazing cars—from



Ferrari and Lamborghini to Aston Martin and McLaren—as they twist their way through the stunning landscape is a sensational experience.

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## An Expansive Estate with Unique Features

The property sits on a substantial plot of 14,000 square meters (1.4 hectares or roughly 4 acres), giving it a remarkable sense of space and privacy. This expansive land is comprised of an upper and lower meadow, providing vast open areas for various uses. The large garden features mature trees, including majestic Pines and two Redwoods, as well as a charming wooden summer house.

For those with an equestrian interest or a need for a large workshop, the property includes two large loose boxes, currently housing two thoroughbred horses, a feed room, and a barn to the rear. The entire property is fully fenced with a long driveway and an electric gate for added security and exclusivity.

A key benefit of the property's location is its balance of rural seclusion and urban accessibility. Despite being surrounded by nature and having neighbors on only one side, the property is not far from shops, restaurants, and schools, ensuring that daily conveniences are always within easy reach.

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## An Investment with Endless Potential

The unique combination of a peaceful, secluded location and proximity to a major global attraction like the Nürburgring offers incredible potential. While the tranquility of the house is a stark contrast to the hum of race cars, its prime location provides endless renting potential. With thousands of visitors flocking to the area each year for various motorsport events, the separate apartment and the main house could be a highly lucrative source of rental income.

The property also includes three garages with automatic doors, where you can safely park your vehicles, whether they're prized possessions or daily drivers. The house can be sold furnished, unfurnished, or with a few furnishings, providing the purchaser with the flexibility to move in and make it their own, immediately.

In summary, the 'Eifel Landhaus Villa' is an exceptional find. It's a beautifully renovated, large-scale property with luxurious amenities, an expansive and private plot of land, and a dual-lifestyle location that is truly one-of-a-kind. It offers the perfect opportunity for a private residence, a vacation home, or a strategic investment with significant potential.

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## ABOUT THE AREA

The Eifel Volcanic National Park is a natural gem in western Germany, renowned for its dramatic



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landscapes shaped by millennia of volcanic activity. This region is a paradise for nature lovers, with a landscape dotted with extinct volcanic cones, pristine crater lakes (known as maars), and dense forests. The serene beauty of the park provides a perfect escape for hiking, cycling, and exploring. The Hohe Acht, the highest point in the Eifel, offers breathtaking panoramic views of the surrounding hills and valleys, serving as a popular destination for walkers and those seeking a tranquil retreat amidst a spectacular setting.

What makes this particular area of the Eifel so unique is its extraordinary blend of natural tranquility and high-octane excitement. Situated at the very heart of the park, the region is a stone's throw from the world-famous Nürburgring Racetrack. Known to motorsport enthusiasts as 'The Green Hell,' the Nürburgring is one of the most challenging and formidable circuits on the planet. This close proximity makes it an absolute must for anyone with a passion for cars and racing, offering the unique opportunity to live in a serene natural environment while being just a short drive from the action, whether for a major race or a track day.

The Eifel region offers a wealth of activities beyond hiking and motorsport. Visitors can explore charming medieval castles like Eltz Castle, which seems to emerge directly from a fairytale, or visit the historic town of Monschau with its picturesque half-timbered houses. The volcanic past of the area can be explored through various geological museums and natural sites, such as the Andernach Geysir, the world's only cold-water geyser. The region's many lakes and rivers provide opportunities for water sports, fishing, and peaceful picnics, ensuring there's something to captivate every interest.

For those planning to visit this remarkable area, the most convenient airports are well-connected to Germany's transport network. The nearest major airport is Cologne-Bonn Airport (CGN), located approximately 70-80 kilometers away, with a typical driving time of just over an hour. Other viable options, though a little further, include Düsseldorf Airport (DUS) and Frankfurt Airport (FRA), both offering extensive international connections. The proximity of these major travel hubs ensures that the Eifel, despite its secluded feel, is easily accessible to international visitors, making it a perfect destination for both a quiet getaway and an action-packed adventure.

#### MAiN FEATURES:

- \* 330m<sup>2</sup> of living space
- \* 14000m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 4 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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## Общие

Спальни:	5
Ванные комнаты:	4
Готовые кв.м.:	330 кв м
Площадь участка:	14000 кв м

## Utility details

Heating:	да
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## Rental details

Furnished:	да
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.391.294

