PRIVATE SALE

Schwarzwaldtraum
am Weinberg

Exclusive villa with pool and sauna

SASBACH-OBERSASBACH · ORTENAU · SCHWARZWALD

1.400.000 € VHB

NO BUYER COMMISSION

THE RESIDENCE

A residence of exceptional scale

Set between vineyards and the Black Forest, this substantial country residence occupies a quiet and private setting near Sasbachwalden. Built in 2010, the property combines expansive living areas, six bedrooms, an approximately 70 m² conservatory, pool and sauna with unusually generous grounds. Large windows, a tiled stove, gallery and refined timber details shape its character.

approx. 378 m²
living area

approx. 2,350 m²
grounds

8
rooms

6
bedrooms

4 + 2
bathrooms + separate WCs

2010
year built

VINEYARD SETTING

RESIDENCE

01 LIVING & DINING

Light, warmth and generous proportions

The expansive living and dining area opens towards the garden through generous glazing. A traditional tiled stove creates warmth and atmosphere. The near-open-plan kitchen includes an inviting breakfast nook, while the conservatory adds a bright year-round living space. More recent parquet flooring, light timber and integrated spotlights underline the quality of the interior.

KITCHEN

CONSERVATORY

02 BEDROOMS & BATHROOMS

Six bedrooms across three levels

The upper floor houses the generous principal suite with adjacent dressing room and private bathroom. Three further bedrooms and an independently accessible bathroom offer flexibility for family, guests or home working. On the ground floor, a separate guest suite with its own bedroom and bathroom adds privacy. The converted attic studio can serve as an atelier, retreat or additional principal suite.

ADDITIONAL BEDROOM

PRINCIPAL BATHROOM

03 POOL & SAUNA

Wellness in every season

The pool, generous conservatory and adjoining sauna area form the private wellness heart of the residence. Direct connections to the garden and terraces create a seamless indoor-outdoor experience. The pool area has been modernised and is designed for year-round relaxation as well as entertaining.

SAUNA

WELLNESS BATHROOM

04 GARDEN & TERRACES

Vineyards, privacy and open views

The approximately 2,350 m² grounds include generous lawns, several terrace areas and a masonry barbecue area. The quiet position beside the forest and vineyards combines privacy with broad views across the valley. A substantial outbuilding provides additional space for a workshop, storage or garden equipment.

ESTATE

COURTYARD & GARAGE

05 BASEMENT & ENTERTAINMENT

Space for entertaining, work and hobbies

The basement extends the property with a fully equipped entertainment room including kitchen and bar, an office, bathroom, laundry, workshop and further storage. The double garage connects directly to the house. These spaces support entertaining, hobbies, professional use and practical household functions.

BAR & FIREPLACE

WORKSHOP

ACCOMMODATION

Four levels with flexible use

GROUND FLOOR

Living/dining area with tiled stove; near-open-plan kitchen and breakfast nook; representative entrance and gallery; guest WC; separate guest suite with bedroom and bathroom; storage; conservatory; pool and sauna area.

UPPER FLOOR

Principal bedroom with dressing room and private bathroom; three further bedrooms; additional independently accessible bathroom; bright open staircase and landing.

ATTIC FLOOR

Converted studio suitable as an atelier, retreat, workspace or additional principal/guest area.

BASEMENT

Entertainment room with kitchen, bar and wood-burning stove; office; bathroom; laundry; workshop; storage and plant rooms; double garage with internal access.

FLOOR PLAN

Ground floor and outdoor areas

Schematic illustration. Dimensions and furniture are indicative only.

FLOOR PLANS

Upper and attic floors

UPPER FLOOR

ATTIC FLOOR

Schematic illustration. Dimensions and furniture are indicative only.

SPECIFICATIONS

Technical and energy specifications

Year built	2010
Condition	Well maintained
Heating	Monitor-controlled underfloor heating
Energy certificate	Demand certificate, valid to 11 June 2028
Final energy demand	103.10 kWh/(m²·a)
Efficiency class	D
Energy sources	Oil, solar, wood
Photovoltaics	Installed
Parking	Double garage, outdoor and additional guest parking
Motorhome	Additional area with power and water connections

AREA NOTE

The owner website states approximately 300 m² of total ancillary/basement space. Existing property particulars identify approximately 188.42 m² as designated ancillary floor area. The difference reflects distinct measurement definitions and should be verified from the underlying documents before contract.

LOCATION

Between the Black Forest and Rhine

The residence occupies a peaceful position on the western edge of the Black Forest, directly beside vineyards and woodland trails. Sasbach and neighbouring Sasbachwalden are known for wine country, regional dining and outdoor recreation. Baden-Baden, Strasbourg and the Upper Rhine remain readily accessible, combining privacy with excellent cross-border connections.

BADEN-BADEN	STRASSBURG	ORTENAU	SCHWARZWALD
spa town	Alsace	wine region	nature

PRIVATE VIEWING

Experience the residence in person.

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This brochure is for information only. All details are based on owner information and existing property documents; errors, changes and prior sale are reserved. Areas, specifications and technical data must be independently verified by the prospective purchaser.