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Introduction

The Seehäusle on Lake Titisee offers a rare opportunity to revitalize a historic Black Forest house situated on an exceptional hillside: a listed cultural monument with unobstructed views across Lake Titisee, its own natural grounds, and a renovation and expansion plan that has already been approved under heritage preservation laws. With this combination of history, location, and development potential, a project like this is virtually unparalleled.

The special value of this opportunity lies not only in the building itself, but in the combination of authentic historical character, panoramic views of Lake Titisee, a large plot of land according to the proposed expansion plan, and a project structure that offers an exceptional foundation for both private owners and unique vacation, retreat, or commercial concepts. The existing structure can be transformed into a private Black Forest retreat that combines tradition, nature, wood, light, potential for terraces and a pool, and contemporary comfort. This is precisely what makes this offer so rare.





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The Highlights

- Historic lakeside cottage on Lake Titisee
- Unobstructed view across the lake
- Listed Black Forest house with character
- Approved renovation plans available
- Approved conversion to residential/vacation home
- Approx. 11,882 m² of natural land
- Approx. 300 m² of planned living space
- Private forest and wooded area
- Historic barn with residential potential
- Original roof structure remains intact
- Authentic wood and stone structures
- Terrace and pool concept planned
- Private retreat on a hillside
- Rare secluded location above Lake Titisee
- Unique revitalization of a cultural monument with potential for appreciation



View generated by AI



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PROJECT SPECIFICATIONS

Property Type:	Listed historic Black Forest house / lakeside cottage with approved plans for renovation and expansion
Address:	Seerundweg 11, 79822 Titisee-Neustadt, Titisee district
Year of construction / period of origin:	Historic existing building with original structural elements. The exact date of construction is not currently conclusively documented.
Parcel numbers:	280, 280/1
Land area:	approx. 11,882 m ² Of which approx. 3,687 m ² residential area, approx. 2,665 m ² forest and approx. 5,530 m ² wooded/natural area.
Planning status:	Approved revitalization for residential or vacation rental purposes, conversion for residential or vacation rental purposes in accordance with the existing plans, particularly in the economy section and attic approx. 300 m ²
Potential area:	Variable, approx. 5-7
Parking spaces:	Cultural monument; historic preservation approval dated January 20, 2026 is on file
Historic preservation:	



View reflects actual condition



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PROJECT SPECIFICATIONS

Approved measures:

Repair and renovation of the historic building structure, as well as conversion of the service wing and attic into living space/vacation apartment

Building services:

Complete replacement of electrical, plumbing, HVAC, and supply and disposal lines

planned

Special features:

Unobstructed view of Lake Titisee, historic threshing floor, exposed roof trusses, private natural property, forest and wooded areas

Purchase price:

Upon request

Commission:

Plus 3.57% buyer's commission including 19% VAT as well as other incidental purchase costs

View reflects actual condition



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Property Description

The Seehäusle on Lake Titisee, a historic Black Forest house awaiting its restoration.

High above Lake Titisee, nestled on a natural hillside between forest, wilderness, and lake, a historic Black Forest house awaits its careful restoration. It is not a finished luxury property. It is an extraordinary project for people with imagination, a sense of style, and the desire not merely to acquire a property, but to reinterpret a piece of Black Forest history.

The property combines elements that would be nearly impossible to replicate in this form today: a historic, listed building; an unobstructed view of Lake Titisee; a future natural plot of approximately 11,882 m² as per the continuation certificate; an existing permit under monument protection laws; and a planning vision that blends traditional Black Forest architecture with contemporary living standards.

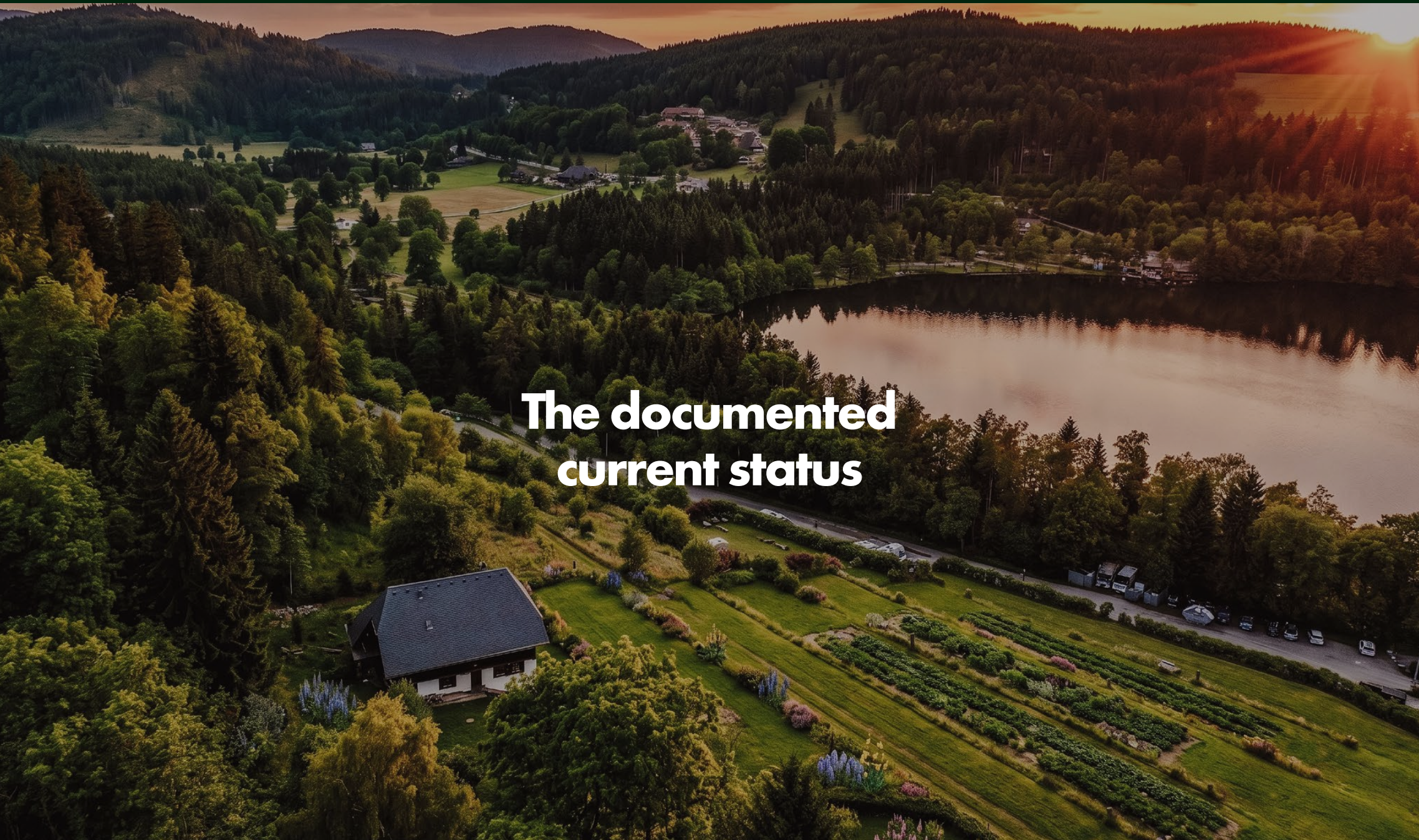


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**The documented
current status**



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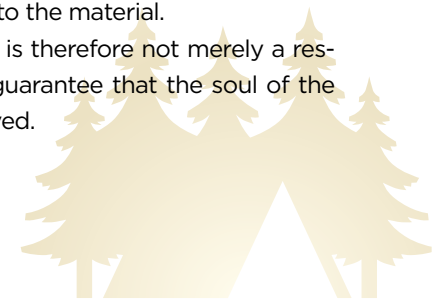


Approved Restoration of a Cultural Monument

A permit under the historic preservation law for the Seehäusle was issued on January 20, 2026. The permit authorizes the repair and reinforcement of damaged components within the existing historic structure and basic framework of the residential building, as well as the conversion of the service wing and the attic into living quarters and vacation apartments.

The requirements set by the historic preservation office ensure precisely the quality that defines the house's special value. Historic wooden structures, stud-and-plank walls, beam systems, and the original roof truss must be preserved to the greatest extent possible. New windows and doors must be made of wood. Historic interior features such as floors, wall paneling, and doors are to be preserved and professionally restored. Plastering and painting work must be adapted to the existing historical materials and use breathable systems. The quarrystone masonry must also be cleaned and repaired in a manner appropriate to the material.

Historic preservation is therefore not merely a restriction here. It is a guarantee that the soul of the house will be preserved.





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Location

above the lake, in the woods, close to nature

The location of the Seehäusle is one of the key selling points of this project. The house is located at Seerundweg 11 in Titisee-Neustadt, on an elevated hillside with a view over Lake Titisee. It is nestled between the lake, the Seerundweg trail, natural areas, the adjacent forest, and a nature-rich environment.

The unobstructed view over Lake Titisee is the central highlight of the location. Even today, in its current, unrenovated state, the view from the windows frames the lake, the shoreline, and the Black Forest panorama like a living picture. After renovation, this view can become an integral part of the living experience: in the morning with mist over the water, during the day with expansive views of the forest and lake, and in the evening with the play of light over the western mountain ranges.

Seerundweg 11, 79822 Titisee-Neustadt, Ortsteil Titisee

→ **Tipp:** Klicken Sie hier, um direkt auf Google Maps zu gelangen.



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The inventory

The Seehäusle is currently in need of extensive renovation. If you're looking for a move-in-ready home, this isn't the place for you. However, anyone with an appreciation for historic architecture will recognize its value immediately.

The existing interior features old wooden floors, historic staircases, doors, wall and ceiling elements, solid wooden structures, and a former threshing floor with an impressive sense of space. The attic and utility areas, in particular, form the heart of the future transformation. Where agricultural use and simple functionality once dominated, open living, lounge, and retreat areas can be created in the future.

It is precisely this combination of raw existing structure and clear vision for the future that makes the property so exciting: It is not yet finished, but its potential is already evident.





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A place with history, character, and attitude

The Seehäusle is not a contrived chalet, but a genuine piece of Black Forest history. The existing wooden structures, the rubble stone masonry, the former threshing floor, the old beam ceilings, the post-and-plank walls, and the original roof truss tell the story of a building tradition in which function, landscape, and craftsmanship were still naturally intertwined. It is precisely this heritage that makes the property so special. The historic fabric is not decoration, but identity. It is the reason why, after a high-quality renovation, this house will not look like just any vacation home, but like a place that has always belonged here.

The current condition requires extensive renovation. Yet therein lies an extraordinary opportunity: the future owner can work with authentic existing structure and an approved development plan. The renovation will be challenging, but it can produce a result that a new building could never credibly achieve: genuine atmosphere.





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THE RENOVATION VISION

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The Vision

Wood, glass, light, and history

These visualizations are intended solely for inspiration and do not constitute a binding plan; however, they impressively demonstrate the quality of living that can be achieved with this building stock. They are meant to convey a sense of the desired atmosphere rather than serve as final construction plans, but they clearly indicate the direction: the historic character remains visible, while modern living standards are carefully integrated.

The style is warm, high-quality, and deliberately not arbitrary. Exposed beams, old wooden structures, natural floors, clay plaster, glass details, and a well-thought-out lighting concept create a serene dialogue between the past and the present. A modern kitchen, high-quality bathrooms, clean-lined fixtures, and open living areas are intended to complement the historic architecture, not the other way around.

The result is neither a sterile designer home nor a museum-like monument. The goal is a living monument: a house that showcases its history while offering today's comfort, warmth, and functionality.

With a pool in front



With an upstairs pool





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The Vision

Wood, glass, light, and history

The former threshing floor can serve as the atmospheric centerpiece of the space. Beneath the historic roof structure lies the potential for an extraordinary living and gathering area, where the ceiling height, beam structure, lighting, and materials create a quality that cannot be replicated in new construction.

A standout feature is a potential row of windows on the upper floor, which will offer an unparalleled panoramic view of the lake.

Interior living area



Fireplace room (interior)





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Outdoor spaces with a resort atmosphere

The planned development is not limited to the building itself. Through terracing, land filling, and high-quality outdoor living spaces, the hillside location can be actively utilized.

The proposed pool and terrace concept is particularly valuable. According to the current plan, a pool combined with a terraced embankment is envisaged and has been incorporated into the approval process; however, the final location and design of the pool will be determined during further detailed planning.

The impact on the property is significant. The pool elevates the Seehäusle beyond its status as a mere historical landmark and niche for enthusiasts, transforming its perception into that of an exclusive private vacation retreat. Summer days by the pool, evenings on the terrace, the view over the landscape and lake, with the historic house behind—this is precisely what shapes the emotional future of this project.

This is not about superficial luxury. It is about quality of life. About a place where the house, the landscape, and the new use come together.



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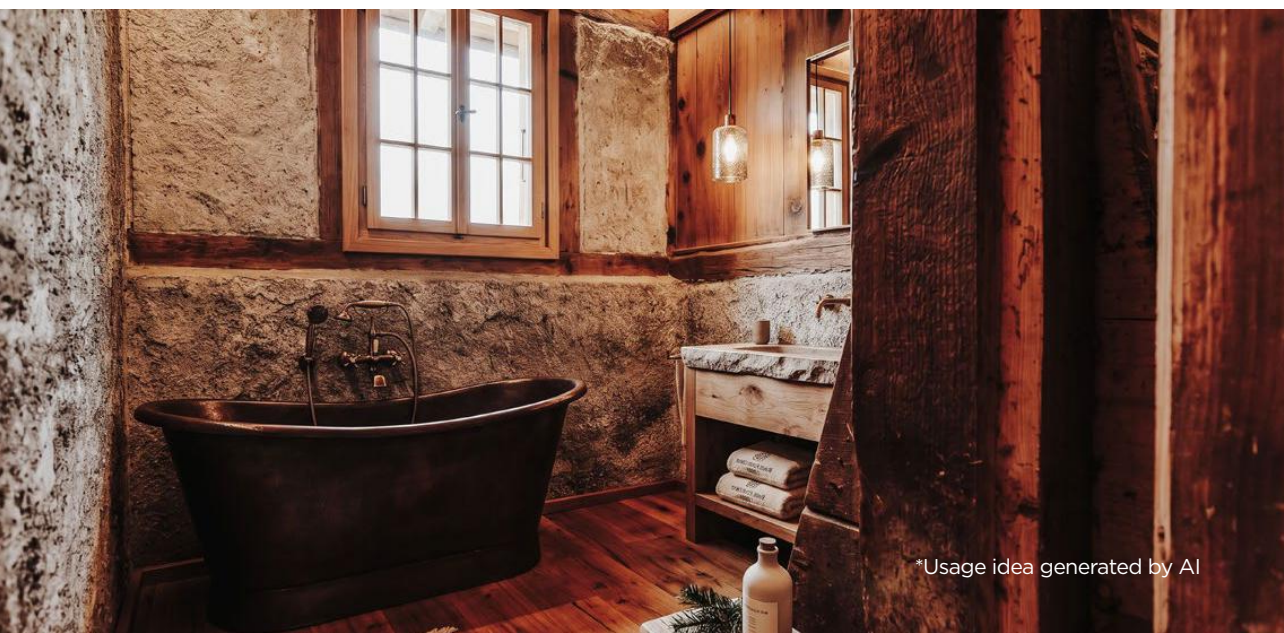
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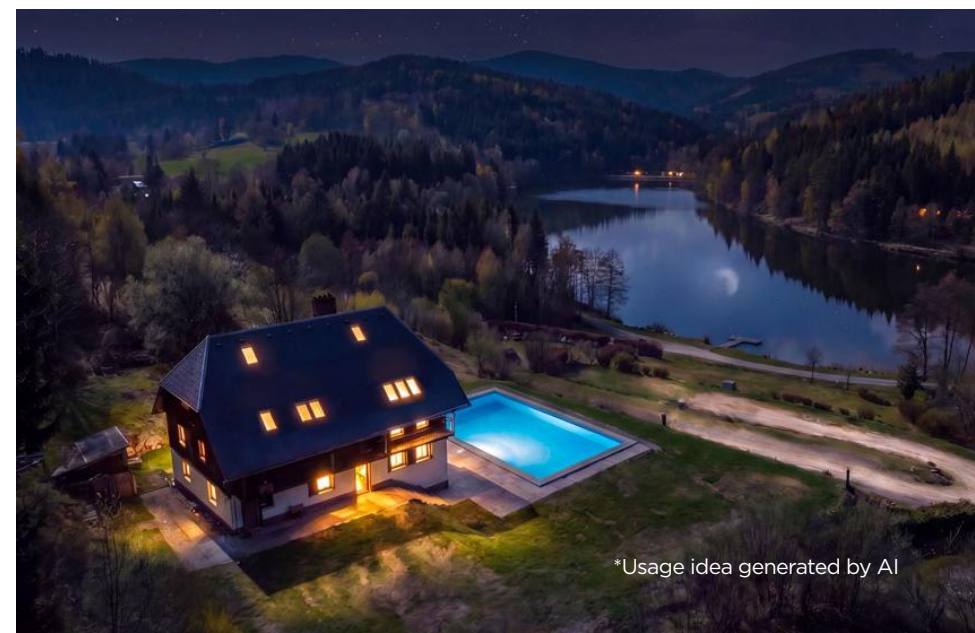
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potential for use

private residence, vacation
home, unique concepts

The approved plan involves renovating and expanding the property for residential or vacation home use. For owner-occupiers, this presents the opportunity to create an exceptional private residence on Lake Titisee—whether as a family retreat, a vacation home, or a prestigious weekend getaway.

For buyers with a more forward-thinking approach, the property can also serve as an exciting foundation for unique usage concepts, such as an exclusive retreat, a high-end vacation home, or a select venue for private gatherings. Depending on the specific concept, use related to rental or special event formats may also be of interest.

However, it is important to note that such alternative uses—particularly commercial vacation rentals, event use, or operator-style concepts—would require detailed review under building codes, historic preservation laws, commercial regulations, and, where applicable, neighborhood and development-related considerations.





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The Future of Technology and Energy

The technical infrastructure is also being prepared for the renovation. Electrical, plumbing, HVAC, and utility lines will be completely replaced. A wood pellet system combined with an air-to-water heat pump is planned. The basement will serve as the central utility area.

The renovation follows an ecological and heritage-appropriate material concept: wood, clay, lime, natural stone, wood fiber, and vapor-permeable systems are not only design elements but also align with the historical construction methods and contribute to a healthy indoor climate.

Structural analyses also confirm that the building's structure can be preserved during the renovation. Damaged components will be specifically replaced or reinforced based on damage assessments. According to the expert opinion, converting the service area into living space will not result in an increase in the applicable live loads; the roof reinforcement has also been structurally evaluated.





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Location

A Secluded Location with Year-Round Appeal

The Seehäusle is situated in a location whose value extends far beyond its address. Lake Titisee is one of the Black Forest's most renowned natural and vacation destinations. Water, forest, high elevation, and a well-established tourism infrastructure come together here in a landscape that has long been synonymous with relaxation, nature, and Black Forest vacations.

It is precisely this connection that is crucial to the project: The house sits quietly and independently on a hillside, yet remains part of an established vacation region with great appeal.

Lake Titisee as a daily view

The view over Lake Titisee is not just a casual design feature. It defines the character of the house. From its elevated position, the view opens up over the lake, the shore, the forest, and the mountain ranges across the way.

This creates a quality that cannot be replicated later: The lake becomes part of the living experience and thus one of the strongest value drivers of the property.



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Location

Four Seasons, One Location

The region isn't just for summer. Lake Titisee offers swimming, boating, lakeside walks, dining, and excursions into the Upper Black Forest. In the fall, the Black Forest reveals its tranquil side. In the winter, nearby Feldberg expands the range of activities to include downhill skiing, cross-country skiing, sledding, and winter hiking. The result is not just a summer home, but a retreat for all seasons.

Easily accessible, without being arbitrary

Despite its quiet location, the Seehäusle remains well-connected. Titisee, the train station, Seestraße, and the Badeparadies Schwarzwald are just a few minutes away. Hinterzarten, Feldberg, and Neustadt are also nearby.

Freiburg is easily accessible via the B31; heading east, the route leads to Donaueschingen and on to the A81 toward Stuttgart, Lake Constance, and Switzerland. Via Freiburg and the Rhine corridor, Basel, Alsace, and France are also within reach. Zurich is also an attractive destination for weekend getaways and vacations.



Floor Plan Concept: Ground Floor & Upper Floor

Ground Floor

- Bathroom
- Bedroom
- Hallway
- Storage room
- Bedroom
- Stairwell
- Living room
- Kitchen
- Balcony



GF

Upper Floor

- Bathroom
- Bedroom
- Bedroom
- Entrance hall
- Foyer
- Stairwell
- Kitchen
- Living room
- Reading nook



UF



Floor Plan Ideas: top floor 1 & 2

DG 1

- Entrance
- Kitchen
- Dining room
- Bathroom
- Living room

DG 2

- Bedroom



DG



Dachspitz



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A Commitment to Your Privacy

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Disclosure to third parties, even in part, is not permitted without our express written consent.

Please note that additional documents, in particular detailed floor plans, in-depth planning documents, technical details, or other project-related documents, will only be disclosed following an initial in-person meeting and, if applicable, upon presentation of proof of funds, as well as, if necessary, after signing a non-disclosure agreement (NDA).

We thank you for your understanding regarding these measures, which are necessary in the interest of all parties involved.

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Transparency and the legal framework

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