



STONEWOOD RESIDENZ

Hegau House with Pool & Stream



Die Highlights:

- Spectacular panoramic views of the Hegau volcanic landscape
- Exclusive combination of stone and real wood
- Indoor pool with home theater
- Atmospheric lighting design with smart RGB accents
- Stylish lounge room for exclusive events
- Terrace area with pergola and lounge area
- Modern solar power system
- Spacious 1,254 m² lot in a prime location
- Efficient oil condensing boiler system; upgrade to heat pump possible
- Large multi-car garage ideal for car enthusiasts
- Master suite with en-suite designer bathroom
- Completely renovated living concept in premium finish
- Unobstructed location directly on the hillside
- Perfect symbiosis of luxury and nature

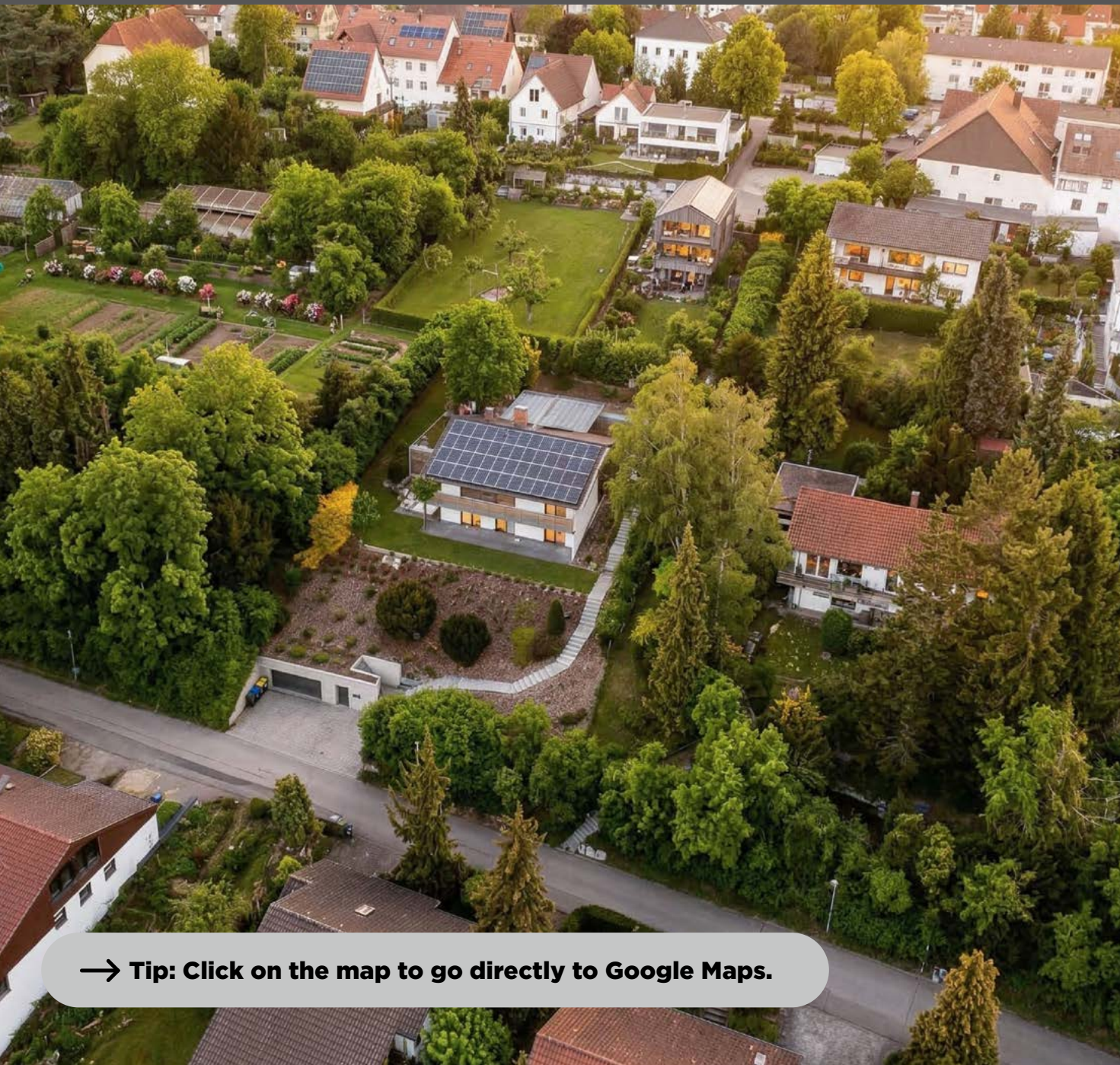




Das Objekt

Property Type:	Single-family home with indoor pool & garage
Address:	Hexenwegle 3, 78234 Engen (Germany)
Lot Size:	approx. 1,254 m ² (including artificial stream and parking spaces)
Parcel number:	373
Year built	1975
Year renovated:	2020
Living & usable area:	approx. 347.66 m ²
of which living area:	approx. 233.53 m ²
Rooms:	6.5
Bedrooms:	3
Bathrooms:	2
Guest WC:	1
Extensions:	Covered terrace, indoor swimming pool
Basement:	Several basement rooms, versatile use (e.g., fitness/hobby/guest)
Outdoor areas:	Terraces approx. 100 m ² + balcony + pergola
Heating:	Oil condensing boiler (built in 2020)
Solar power:	PV system (2020)
Windows:	Completely replaced in 2020, double-glazed aluminum
Parking:	2 garage spaces + up to approx. 3 outdoor parking spaces
Purchase price/asking price: Upon request, plus 3.57% buyer's commission incl. 19% VAT, as well as additional closing costs	





Location & Infrastructure

The STONEWOOD RESIDENZ is situated in one of Engen's most sought-after locations, nestled within the fascinating volcanic landscape of the Hegau region. This area captivates with its unique blend of unspoiled nature and an almost Mediterranean flair, which makes Engen's historic old town such a wonderful place to live. Located between Lake Constance, the Black Forest, and nearby Switzerland, you'll enjoy a quality of life here that is second to none.

Perfect Connectivity

For cosmopolitans and commuters, the residence's location offers ideal infrastructure access. Thanks to the direct connection to the A81 highway, you can reach Stuttgart just as quickly as Zurich.

Lake Constance Region: The shores of Radolfzell and Konstanz are only about 23 to 35 minutes away by car.

Mobility: Engen train station offers a convenient, frequent connection to Singen (10 min) and Konstanz via the "Seehas."

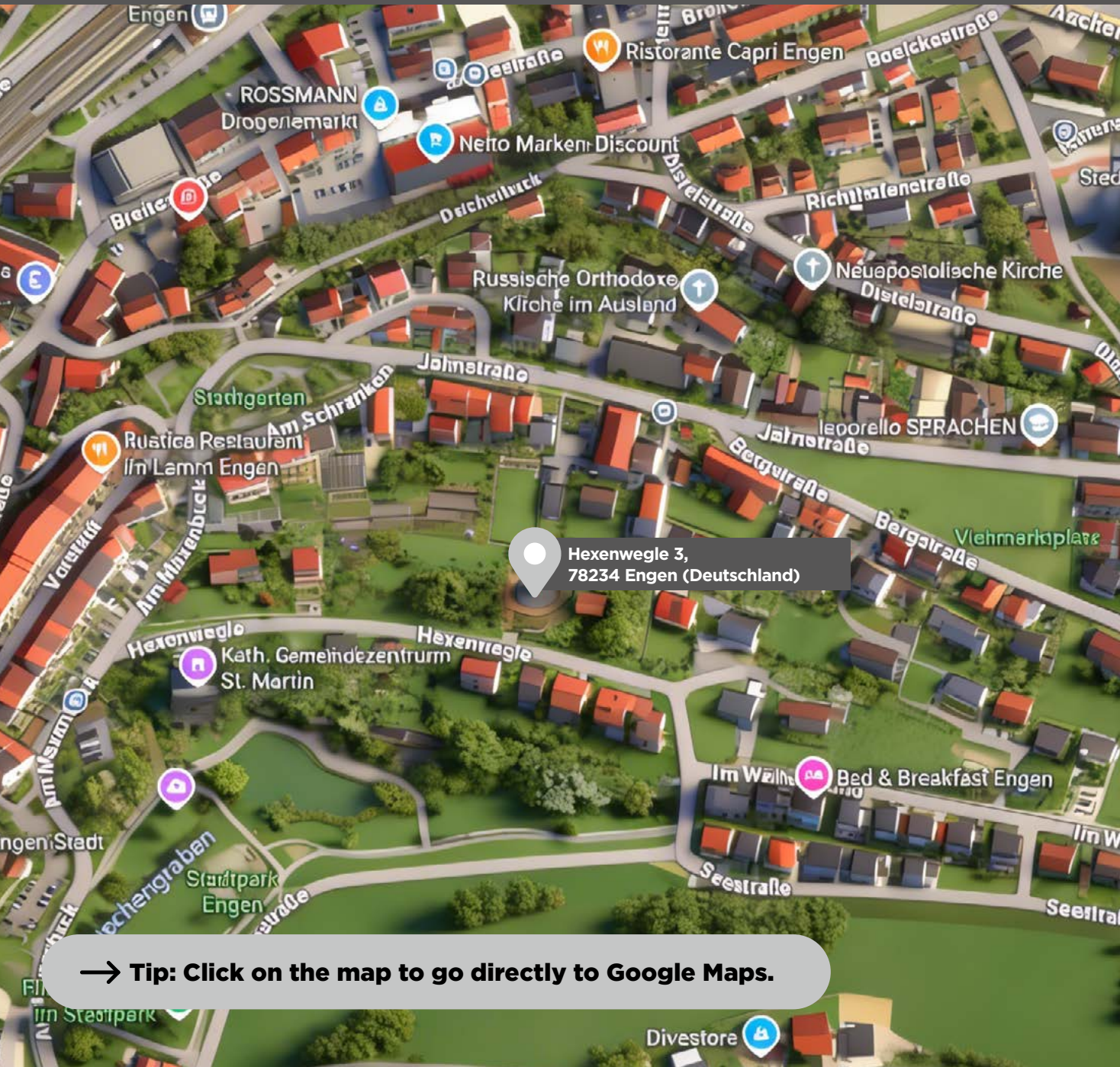
International: The airports in Zurich and Stuttgart, serving as global gateways, are easily accessible and underscore the location's appeal for discerning tastes.

→ Tip: Click on the map to go directly to Google Maps.



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Location & Infrastructure

Micro-location:

Privacy meets urban convenience

The residence itself is located on a quiet street at Hexenwegle 3, an address synonymous with exclusivity and a discreet neighborhood. The elevated hillside location guarantees not only absolute tranquility but also the unobstructed panoramic view that gives this residence its name. Just a few steps separate you from the expansive city park, whose walking paths begin right at your doorstep. The award-winning Old Town of Engen, with its cafés, boutiques, and restaurants, is just a short, pleasant walk away.

Premium-Level Infrastructure

Engen offers a comprehensive infrastructure that provides families with the highest levels of safety and comfort. All types of schools, from elementary school to middle school and high school, as well as several kindergartens, are located right in town. Numerous shopping options for daily needs and excellent medical care round out the amenities, making the STONEWOOD RESIDENCE the ideal place to live for generations.

→ Tip: Click on the map to go directly to Google Maps.



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Property Description

A front-row seat overlooking the Hegau

Imagine waking up, stepping out onto your terrace, and catching your first glimpse of the majestic panorama of the Hegau volcanoes as the morning sun bathes the valley in golden light. Welcome to the STONEWOOD RESIDENCE, a retreat that not only defines luxury but makes it tangible. Here, on a quiet street, absolute privacy, extravagance, and unspoiled nature merge into a symphony of living.

The interior:

The perfect symbiosis of stone and wood

The moment you step into the residence, you sense the special aura of this home: A masterful blend of solid natural stone and fine reclaimed wood runs like a common thread through the completely renovated spaces. High ceilings with exposed beams lend the living area an impressive sense of spaciousness, while the stone walls radiate a sense of security and permanence. It is a “modern-rustic” style that captures the spirit of the times and gives every room a distinctive identity.





Property Description

Entertainment on a whole new level: Lounge Area & Poolside Cinema

The STONEWOOD RESIDENZ was created for people who celebrate life. The centerpiece for social evenings is the exclusive “Lounge Area”—a bar-lounge whose authentic ambiance and professional lighting instantly set the mood for good conversation and fine wines. But the real highlight awaits you outdoors: As the day draws to a close, the pool area transforms into your private open-air cinema. Thanks to the high-end screen, you can enjoy blockbusters right from the crystal-clear waters of the renovated pool, protected by an elegant canopy and foldable window fronts.

Outdoor Living: A Garden of the Senses

The approximately 1,254 m² property is an oasis of tranquility. Multiple terrace levels offer the perfect spot for every time of day: whether it's breakfast under the pergola, a barbecue by the outdoor fireplace, or a moment of tranquility by the property's own stream—nature is your constant companion here. The smart RGB lighting concept spectacularly highlights the architecture and garden after dark, allowing the property to glow in any color you desire.



Property Description

Comfort for the Whole Family

With more than six spacious rooms, the residence offers ample space for the entire family or inspiring home office setups. The master suite, with its renovated designer bathroom, is a private spa area that leaves nothing to be desired. Thanks to modern technology, your home is controlled intuitively, allowing you to enjoy the highest level of comfort in every situation.

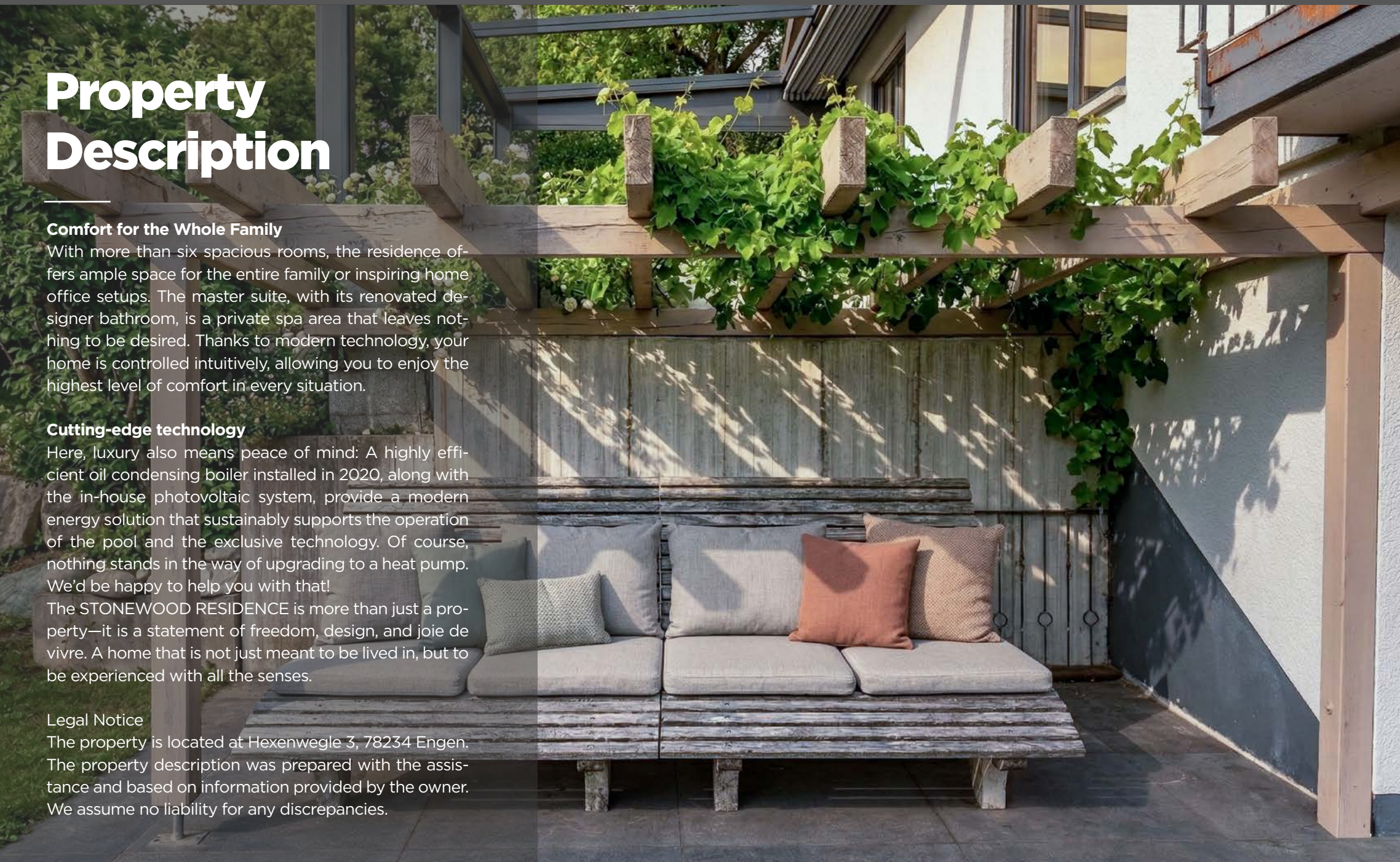
Cutting-edge technology

Here, luxury also means peace of mind: A highly efficient oil condensing boiler installed in 2020, along with the in-house photovoltaic system, provide a modern energy solution that sustainably supports the operation of the pool and the exclusive technology. Of course, nothing stands in the way of upgrading to a heat pump. We'd be happy to help you with that!

The STONEWOOD RESIDENCE is more than just a property—it is a statement of freedom, design, and joie de vivre. A home that is not just meant to be lived in, but to be experienced with all the senses.

Legal Notice

The property is located at Hexenwegle 3, 78234 Engen. The property description was prepared with the assistance and based on information provided by the owner. We assume no liability for any discrepancies.





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PANORAMA & VIEWS



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GARDEN IDYLL &
STREAM





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EVENING GLOW &
POOL SIDE MOVIES





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Basement Floor Plan

A place of retreat

- Hallway
- Master bedroom
- En suite bathroom
- Children's room I
- Children's room II
- Children's bathroom
- Terrace
- Basement hallway
- Pantry
- Hobby room
- Boiler room
- Pool utility room





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Floor Plan: Ground Floor

main floor

- Entrance
- Home Office
- Living Room
- Dining Area
- Open Kitchen
- Utility Kitchen
- Guest Bathroom
- Balcony
- Patio
- Lounge Area
- Pool Area





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