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— ◆ —
LUXUS IN
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The Highlights



Right on the shore of tranquil Gnadensee



An older building with the charm of a lakeside cottage



Non-binding vision for a new building has already been visualized



Private lake access with its own dock



Vacant Properties for New Concepts



A sheltered setting with mature trees



Landing on One's Own Property



Renovation, reinterpretation, or new construction are all possible



Generous privacy thanks to the mature landscape



Approx. 2,403 m² of land area



A place for architectural visions



Viewlines, Shores, Water, and Open Spaces



A rare waterfront location with potential for development



Water, Garden, and Privacy Combined



A Rare Gem by the Water for Generations

Property Details 1/3

Object Type:	Property with existing structures and development potential
Address:	Seeweg 2, 78476 Allensbach, Deutschland
Lage:	Directly on the shores of Lake Gnadensee with private lake access and its own dock
Parcel:	Parcel 400, Allensbach
Total lot area:	approx. 2.403 m ²
Land division according to the available documents:	Approx. 1,515 m ² of building and open space. approx. 888 m ² of lakeshore / water area
Existing building:	Vacant, currently uninhabitable older property with a spacious double garage and two additional parking spaces on the lot
Year of Manufacture, Current Inventory:	ca. 1910; altered and remodeled several times over the decades
Existing areas:	Current living space calculations, construction plans, or reliable area breakdowns for the existing building are not currently available. The property is expressly being marketed as a lot with an existing structure and development potential, not as a move-in-ready residential building

Property Details 2/3

Historic Preservation:	Not a historic landmark.
Energy Performance Certificate:	An energy performance certificate is not currently available.
Zoning Plan:	“Seeweg” Zoning Plan, Municipality of Allensbach, Subarea WA 9
Area Type:	General Residential Zone, WA
Floor area ratio:	GRZ 0,25
Construction Method:	Open-plan design
Permitted building types:	Single-family home or townhouse
Full floors:	A maximum of 2 full stories
Residential Units:	Max. 2 residential units per single-family home Max. 1 residential unit per semi-detached home
Roof shape:	Gable roof or opposite-slope single-slope roof
Roof pitch:	20° to 55°
Elevation Profile, Buildable Area: Street:	Wall height: max. 6.00 m Ridge height: max. 10.00 m
Elevation Profile, Developable area along the lake:	Wall height: max. 3.00 m Ridge height: max. 5.00 m
Outbuildings / Garages / Covered parking spaces:	Ridge height: max. 5.00 m
Existing Parking Options:	Spacious double garage and two additional parking spaces on the property

Property Details 3/3

**Parking spaces in accordance
with local building codes:**

At least 2 parking spaces per
residential unit

Potential for growth:

The property offers, subject to review
by building authorities, technical
evaluation, and regulatory approval,
various development options:
renovation or reinterpretation of the
existing structure, replacement of the
existing building, or construction of a
new private lakeside property in
accordance with the zoning plan.

Visualizations:

The renderings shown in the property
brochure are intended solely for non-
binding inspiration. They do not
represent a guaranteed design, floor
area, materials, construction, or
approval eligibility.

Purchase Price

Upon request

Buyer's Commission:

3,57 % inkl. gesetzlicher Mehrwert-
steuer, verdient und fällig mit notariel-
ler Beurkundung des Kaufvertrags

Additional Costs:

Real estate transfer tax, notary and
land registry fees, as well as any
financing and consulting costs, shall
be borne by the buyer in accordance
with statutory or contractual
provisions.



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THE COLLECTION

The photos below show the current condition of the villa, which dates from the 1900s. A historic landmark on the lake, with direct access to the lake and a dock



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DESCRIPTION EXISTING CONDITIONS

Current Condition – Historic Lakefront Villa with Character

Located at Am Seeweg 2 in Allensbach, this property boasts one of the rarest waterfront locations on Lake Constance. The approximately 2,403 m² lakeside lot combines direct waterfront access, private lake access, its own marina, and mature trees. The special appeal of this property lies both in its exceptional location and in its diverse development potential. The property features a historic villa dating back to around 1910, which has been expanded and renovated several times over the decades. The building is currently vacant and not habitable. Its defining features include its classical architecture, spacious terraces, mature garden, and direct connection to the water. The property is complemented by a two-car garage and additional parking spaces. It is being marketed explicitly as a property with an existing structure and development potential.



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RENOVATION OF EXISTING PROPERTIES

You have a unique opportunity to lovingly restore this property to its former glory. Awaken the villa from its slumber and create a home steeped in history.



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DESCRIPTION RENOVATION EXISTING BUILDINGS

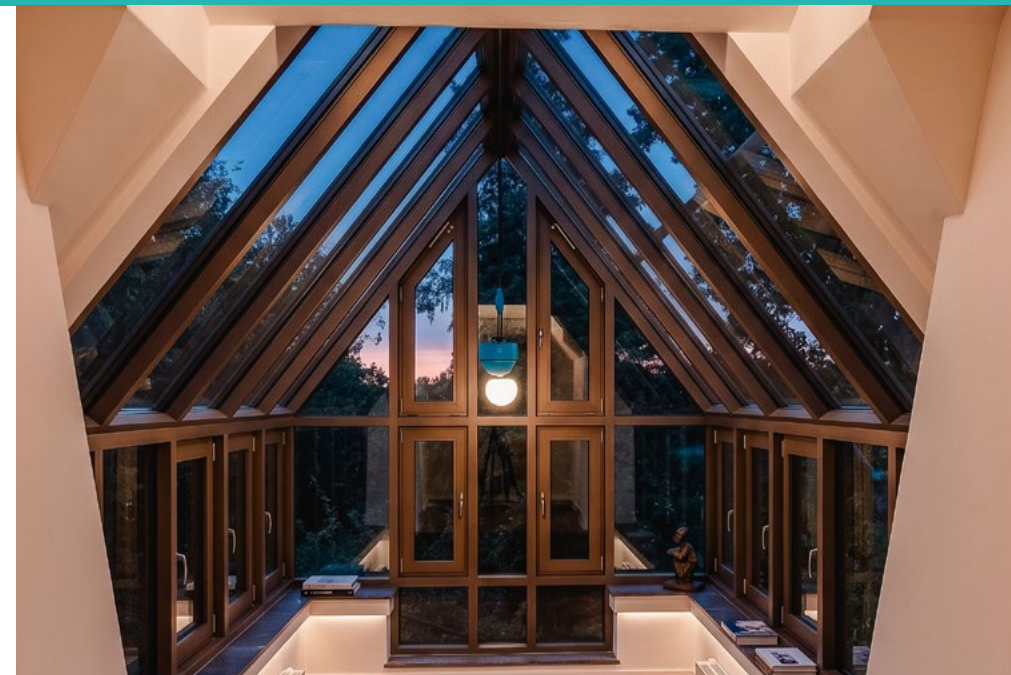
Concept – Revitalization and Modernization of the Villa

For buyers who appreciate the charm of historic architecture, the existing structure offers the opportunity for a high-quality revitalization. The historic character can be preserved while being reinterpreted with modern architecture, high-quality building systems, generous window areas, and open living spaces. The renderings shown illustrate how history and contemporary living comfort can be combined to create an exclusive lakeside villa. They are provided solely for non-binding inspiration and do not constitute a guaranteed plan or a guarantee of approval.



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THE NEW BUILDING

A brand-new start. A luxurious new-construction home with impeccable energy efficiency, a wellness area, access to the water, and its own boat slip...
Sound unrealistic? With us, you can make this dream come true.



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PROPERTY DESCRIPTION NEW CONSTRUCTION

Concept – New Construction of a Modern Architect-Designed Villa

Alternatively, the property offers the opportunity for a completely new development in accordance with applicable building codes. The “Seeweg” zoning plan provides the basis for the construction of a high-end private lakeside villa. The renderings illustrate, by way of example, a modern architectural design featuring generous glass surfaces, seamless transitions between indoor and outdoor spaces, expansive terraces, and a consistent orientation toward the water, garden, and marina. The private lake access and private marina create an extraordinary living experience. The renderings are provided solely for non-binding inspiration; the purchaser must consult with architects and the relevant authorities to verify the feasibility of the plans and the potential for obtaining permits.

* The renderings of the new building are for illustrative purposes only and represent a possible design.



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Garden floor

Sample Floor Plans for
New Construction



- ① Lounge / Hobbyraum
- ② Gästezimmer
- ③ Duschbad
- ④ Fitnessraum
- ⑤ Sauna
- ⑥ Technik / Hauswirtschaft
- ⑦ Abstellraum

Ground Floor

Sample Floor Plans for
New Construction



- ① Eingangsbereich
- ② Gäste-WC
- ③ Küche
- ④ Essen
- ⑤ Wohnen
- ⑥ Terrasse mit Seeblick

Attic

Sample Floor Plans for
New Construction



- ① Master-Schlafzimmer
- ② Ankleide
- ③ Master-Badezimmer
- ④ Dachterrasse mit Seeblick



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Location

Allensbach is one of the most distinctive residential and lakeside locations on the western shore of Lake Constance. Situated directly on Lake Gnadensee, across from Reichenau Island and nestled within the natural and lakeside landscape of the Bodanrück, the town combines a peaceful, upscale residential atmosphere with proximity to Constance, Radolfzell, and Switzerland. The region is synonymous with water, open spaces, nature, well-established communities, and a quality of life that has always been among the most sought-after factors for living on Lake Constance.

The property at Seeweg 2 occupies an exceptional location within this area. It lies directly on the water, features private lake access, its own marina, and a mature garden layout offering exceptional privacy. Here, the lake is not merely a view but an integral part of the property experience. The ability to dock your own boat at your own property makes this address a rare exception in a region that is already in high demand.

At the same time, Allensbach remains exceptionally well-connected. Konstanz, Radolfzell, Reichenau Island, and the Swiss border are all within easy reach; the Allensbach train station provides excellent regional connectivity. Thus, the property combines seclusion and discretion with robust infrastructure. It is precisely this combination of direct waterfront location, a private marina, a spacious lot, and development potential that makes Seeweg 2 a unique opportunity—one that rarely comes on the market on Lake Constance.



Seeweg 2,
78476 Allensbach

→ **Tip:** Click here to go directly to Google Maps.



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This property is being marketed exclusively
by Von Hirsch GmbH



Sebastian Hirsch

Rechtliche Hinweise & Haftungsausschluss (Disclaimer)

Transparenz und rechtlicher Rahmen

This property overview was prepared based on the information available to us. All property details, square footage, floor plans, images, renderings, usage ideas, and information regarding finishes, the lot, planning, and development prospects are based on information and documents provided by the owner, the owner's representatives, or third parties. As a real estate brokerage firm, we have not independently verified this information with regard to structural engineering, legal matters, tax issues, economic considerations, fire safety, historic preservation laws, water laws, archaeology, environmental laws, or permitting requirements. The owner or the owner's authorized representatives are responsible for the accuracy, completeness, and timeliness of the information provided. This publication is based on the property information provided. We assume no liability for the accuracy, timeliness, or completeness of the information. Liability is excluded unless we are found to have acted with intent or gross negligence. This property description does not constitute an agreement regarding the property's condition, a guarantee, or a representation of specific characteristics.

Property, Existing Structures, and Area Specifications

The property is being marketed as a lot with an existing structure and development potential. According to the information available, the existing building is vacant and currently uninhabitable. Information regarding the original year of construction, construction method, floor plan, outbuildings, garages, parking spaces, and the condition of the existing structure is based on the information available to us and details provided by the owner. Current living area calculations, construction plans, or reliable area specifications for the existing building are not currently available. Area measurements, lot divisions, floor plans, parking space details, uses, and descriptions may differ from actual, approved, surveyed, or future realizable areas and uses. The purchaser is advised to independently verify all information regarding lot size, boundary lines, lakeshore, water area, existing structures, outbuildings, parking spaces, the land registry, building encumbrances, easements, utility rights, and other rights.

Zoning Plan, Development Potential, and Future Use

Information regarding the "Seeweg" zoning plan—in particular regarding subarea WA 9, the floor area ratio, construction method, number of full stories, roof shape, roof pitch, residential units, building height, ancillary facilities, parking spaces, and other planning regulations—is based on the documents available to us.

All renovation, modernization, remodeling, replacement construction, new construction, use, or development scenarios presented are non-binding possibilities. They do not constitute a commitment regarding the property's existing condition, eligibility for approval, feasibility, economic viability, floor area, construction, materials, or future use. The specific structural use, renovation, alteration, preservation, possible replacement construction, or new construction must be independently reviewed by the purchaser in consultation with architects, specialist planners, appraisers, legal advisors, and the relevant authorities. Only the applicable public law regulations, official decisions, conditions, and permits are binding.

Visualizations, Plans, and Inspirational Images

Visualizations, mood boards, floor plans, planning stages, renovation ideas, new construction ideas, and examples of interior design, living, garden, waterfront, or usage scenarios are provided solely for the purpose of illustrating possible ideas without any obligation. They do not represent a binding current state, an approved plan, guaranteed fixtures and fittings, a binding scope of work, or a guarantee of a specific development, building volume, materials, construction, or approvability. The specific planning and implementation are the sole responsibility of the purchaser, their professional advisors, and coordination with the relevant authorities.

Access to the Lake, Harbor, Shore, Water Area, and Nature Conservation

Information regarding lake access, the shoreline area, the lakeshore buffer zone, the water surface, the harbor, the dock, boat use, shoreline reinforcements, property boundaries, and other water-related uses is based on the available information provided by the owner, documentation, and visual representations. The purchaser must independently conduct a binding review of water rights, harbor/dock permits, grandfathering provisions, rights of use, public law requirements, nature conservation, water protection, flood protection, shoreline design, discharges, and other framework conditions under water law or environmental law. The specific planning and implementation are the sole responsibility of the purchaser, their expert advisors, and coordination with the relevant authorities.

Rechtliche Hinweise & Haftungsausschluss (Disclaimer)

Transparenz und rechtlicher Rahmen

Historic Preservation, Conservation, and Historic Substance

Based on the information available, the property is not formally designated as a historic landmark. Information regarding the building's historical integrity, age, structural alterations, preservation value, renovation options, or prospects for modernization is based on the owner's statements and the documents available to us. The purchaser must independently conduct a binding review of any requirements under historic preservation, conservation, building, or design laws in consultation with the relevant authorities and expert advisors.

Energy Performance Certificate

An energy performance certificate is not currently available. The property is being marketed as a lot with a vacant, currently uninhabitable older building that offers development potential, not as a move-in-ready residential building. If an energy performance certificate becomes required or available at a later date, the relevant information can be provided at that time. Mandatory disclosures in real estate listings under the Building Energy Act are particularly relevant when an energy performance certificate is available.

Review by the Purchaser

The purchaser is advised to conduct an independent due diligence review prior to signing the contract. This includes, in particular, an examination of ownership, encumbrances, easements, building encumbrances, the land registry status, property boundaries, lakeshore frontage, water areas, harbor/dock rights, building condition, permits, zoning plan, infrastructure, parking spaces, flood protection, water protection, nature conservation, archaeology, noise protection, energy, contaminated sites, insurability, financeability, and the feasibility of the intended use plan. Information regarding the land registry, building encumbrances, zoning plan, utilities, parking spaces, technical systems, outdoor facilities, landscaping, shoreline areas, and other property components is based on the available documentation and information provided by the owner. The purchaser is expressly advised to conduct an independent technical, legal, and economic review.

This offer is subject to change and non-binding. We reserve the right to prior sale, price changes, changes in planning, permitting, ownership, land registry, easements, land use, or legal status, as well as errors. A legally binding purchase is concluded exclusively through a notarized purchase agreement.

Broker's Commission

The buyer's commission is 3.57%, including statutory value-added tax, calculated based on the purchase price as certified by a notary, unless otherwise agreed in writing. The commission becomes due and payable upon the conclusion of a valid purchase agreement resulting from our referral or brokerage services and is earned upon notarization of the purchase agreement.

Right of Withdrawal for Consumers

If the prospective client is a consumer as defined by the German Civil Code (BGB) and the brokerage agreement is concluded through distance selling—such as via email, telephone, an internet portal, or a messaging app—or outside of business premises, a statutory right of withdrawal generally applies. In this case, the separate notice of withdrawal and a sample withdrawal form will be provided to the consumer on a durable medium. Brokerage services prior to the expiration of the withdrawal period will be provided only with the consumer's express consent, to the extent required by law.

Copyright Law, Data Protection, and the Anti-Money Laundering Act

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Personal data is processed in accordance with legal requirements, in particular the GDPR. As real estate agents, we are also required under the Money Laundering Act to verify the identity of our clients and beneficial owners and to obtain the necessary documentation. This property brochure is intended to provide initial information and does not constitute legal, tax, technical, structural, historic preservation, water law, environmental, permitting, or economic advice. A binding review of the property, its legal status, and its intended use is the responsibility of the expert advisors engaged by the purchaser.



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