

Sankt Goar

# Discreet Sale: Stately 1892 Rhine Villa in the UNESCO World Heritage Valley with Lorelei Views

*Property ID: 26416020*



**PURCHASE PRICE: 1.495.000 EUR • LIVING SPACE: ca. 430 m<sup>2</sup> • ROOMS: 10 • LAND AREA: 2.403 m<sup>2</sup>**

**Property ID: 26416020 - 56329 Sankt Goar**

- At a glance**
- The property**
- Energy Data**
- A first impression**
- Details of amenities**
- All about the location**
- Other information**
- Contact partner**

Property ID: 26416020 - 56329 Sankt Goar

## At a glance

Property ID	26416020	Purchase Price	1.495.000 EUR
Living Space	ca. 430 m <sup>2</sup>	House	Villa
Rooms	10	Modernisation / Refurbishment	2023
Bedrooms	6	Condition of property	Completely renovated
Bathrooms	5	Usable Space	ca. 180 m <sup>2</sup>
Year of construction	1892	Equipment	Terrace, Garden / shared use, Built-in kitchen

Property ID: 26416020 - 56329 Sankt Goar

## Energy Data

Type of heating	Central heating	Energy Certificate	Legally not required
Power Source	Oil		

Property ID: 26416020 - 56329 Sankt Goar

## The property



**Property ID: 26416020 - 56329 Sankt Goar**

## **A first impression**

**Directly on the Rhine, flood-protected and with open views of Burg Katz castle and the Lorelei rock: this stately villa dating from 1892 sits in the UNESCO World Heritage Upper Middle Rhine Valley. Around 430 m<sup>2</sup> of living space, a terraced plot of approx. 2,403 m<sup>2</sup> and an interior refurbished to a high standard in 2022–2024 unite historic elegance with present-day comfort.**

**This estate is offered discreetly, to a select circle. The impressions shown here are a first glimpse only. The complete dossier – floor plans, full photography and details, including its potential as a private residence, holiday residence or conference and event venue with a certified wedding room – is shared personally with serious enquirers on request.**

**Interested? Get in touch without obligation – we will send you the complete dossier with all documents personally.**

**Property ID: 26416020 - 56329 Sankt Goar**

## **Details of amenities**

### **Highlights**

- **Open views of the Rhine, Burg Katz and the Lorelei**
- **Refurbished 2022–2024 with a renowned interior design studio**
- **Permit for conference and holiday-residence use; certified wedding room**
- **Ample free parking directly opposite**
- **Built 1892, heritage-protected (no energy certificate required)**
- **Location: UNESCO World Heritage Upper Middle Rhine Valley, St. Goar**
- **No buyer's commission**

**Property ID: 26416020 - 56329 Sankt Goar**

## All about the location

St. Goar is located in the heart of the UNESCO Upper Middle Rhine Valley World Heritage Site, one of Europe's most impressive and historically significant cultural landscapes. The region is internationally renowned for its steep vineyards, majestic castles, and the iconic Rhine River. Overlooking the town stands the historic Rheinfels Castle, one of the region's most prominent landmarks and among the largest castle ruins on the Rhine.

The location combines romantic charm with modern infrastructure and an exceptional quality of life. The historic town center offers excellent local amenities, including shops for everyday needs, restaurants, traditional wine taverns, cafés, hotels, and cultural venues, all within easy reach. The Rhine promenade, the famous Loreley Rock, and numerous premium hiking trails create a unique environment that blends tranquility, inspiration, and outstanding natural beauty.

The surrounding area also offers an exceptional range of leisure activities. Several high-quality golf courses are located nearby, including the renowned Jakobsberg Golf Club above Boppard, offering spectacular panoramic views across the Rhine Valley. Tennis facilities, equestrian sports, cycling routes, and a wide variety of water sports further enhance the area's recreational appeal. For boat owners, two marinas are situated in the immediate vicinity, providing direct access to the Rhine.

Transport connections are excellent. Federal Highway B9 offers convenient access to Koblenz, Boppard, Bingen, and Mainz. St. Goar railway station provides regular train services along the western bank of the Rhine, connecting the town with Koblenz, Cologne, Mainz, and Frankfurt. The proximity to the major cities of Koblenz, Mainz, Wiesbaden, and Frankfurt—including Frankfurt International Airport—ensures convenient accessibility for guests, clients, and business partners alike.

A particularly valuable advantage, especially for private owners with discerning standards or for hosting exclusive events, is the abundance of complimentary public parking located directly opposite the villa. Such generous parking facilities in a prime Rhine-front location are exceptionally rare and significantly enhance the property's appeal. Looking ahead, the region is set to gain even greater international attention through the Federal Garden Show (BUGA) 2029. This prestigious event will once again place the entire Upper Middle Rhine Valley in the spotlight of national and international visitors. Experience has shown that events of this scale create lasting positive effects on tourism, public perception, and the long-term attractiveness of the location. St. Goar combines breathtaking natural scenery, rich historical heritage, and outstanding tourist appeal with modern infrastructure. It offers an exceptional setting for those seeking not only an extraordinary place to live, but also an impressive location to welcome guests and host at the highest level—bringing together quality of life, prestige, and long-term investment potential in one of Germany's most remarkable destinations.

**Property ID: 26416020 - 56329 Sankt Goar**

## **Other information**

### **ANTI-MONEY LAUNDERING REGULATIONS (AML):**

As a real estate brokerage, VON POLL IMMOBILIEN GmbH is legally obliged under the German Anti-Money Laundering Act (Geldwäschegesetz – GwG) to identify and verify the identity of its contractual partners when establishing a business relationship or as soon as there is a genuine intention to conclude a real estate purchase agreement.

For natural persons, this requires recording the relevant information from a valid identity card or passport, for example by obtaining a copy. If the contracting party is a legal entity, we require a current extract from the commercial register or equivalent official documentation identifying the beneficial owner.

In accordance with the German Anti-Money Laundering Act, these documents must be retained for a period of five years. As our contractual partner, you are legally required to cooperate in fulfilling these identification obligations.

### **LIABILITY DISCLAIMER:**

Please note that all information regarding the property, including descriptions, documents, floor plans, and other materials, has been provided by the seller or landlord. Accordingly, VON POLL IMMOBILIEN GmbH accepts no liability for the accuracy, completeness, or currency of this information. Prospective purchasers and tenants are therefore advised to verify all property details independently.

All property offers are subject to change without notice and are non-binding. Errors, prior sale, prior letting, or other forms of prior disposition remain expressly reserved.

### **OUR SERVICE FOR PROPERTY OWNERS:**

If you are considering selling or letting your property, knowing its current market value is an essential first step. We offer a professional, free of charge and non-binding property valuation carried out by one of our experienced real estate specialists.

Thanks to our extensive national and international network, we are ideally positioned to connect property owners with qualified buyers and tenants, ensuring the best possible marketing opportunities for your property.

**Property ID: 26416020 - 56329 Sankt Goar**

## Contact partner

**For further information, please contact your contact person:**

**Nina Seichter**

---

**Mannheimer Str 92, 55543 Bad Kreuznach**

**Tel.: +49 671 - 92 89 80 0**

**E-Mail: [bad.kreuznach@von-poll.com](mailto:bad.kreuznach@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**