



EXCLUSIVE PROPERTY BROCHURE

South-West Plot in Eching am Ammersee

PROPERTY REFERENCE

C21_GHAH_46949

At a glance

690 m² · mature garden · unobstructable south view · existing building ready for demolition · 82279 Eching am Ammersee

PROPERTY TYPE

Plot with existing building

PLOT AREA

690 m²

LIVING AREA (EXISTING)

125 m²

ORIENTATION

South-West

GARDEN

Mature, opaque

LOCATION

82279 Eching am Ammersee

EXISTING BUILDING

Ready for demolition

CONNECTION

A96 Lindau motorway

Building at Lake Ammersee — South-west, opaque, unobstructable.

Beautifully located south-west facing plot with existing building in 82279 Eching am Ammersee. Nestled between fully renovated villa estates, with an unobstructable view to the south — and a natural hill slope that effectively shields the plot from the nearby A96.

The mature, fantastic garden is secluded and provides the setting your future new building deserves. The existing building (approx. 125 m² living area) is ready for demolition — perfect for the individual new concept of a modern single-family home or a villa.

Eching am Ammersee is located in the Upper Bavarian district of Landsberg am Lech and is a member of the Schondorf am Ammersee administrative community. The infrastructure is excellent: shops, doctors, and schools are in the immediate vicinity, Lake Ammersee with its fine restaurants and cafes is within walking distance.

Selected impressions



A location you won't find twice.

South-west orientation, opaque old trees, natural noise protection and renovated villa neighborhood — on 690 m² of land with an unobstructable south view in the Five Lakes Region.

82279 Eching am Ammersee — Five Lakes Region at the gate

The municipality of Eching am Ammersee is located in the Upper Bavarian district of Landsberg am Lech and is a member of the Schondorf am Ammersee administrative community. The infrastructure is excellent: shops, doctors, and schools are in the immediate vicinity.

It is best to stroll directly along Lake Ammersee, surrounded by fine restaurants and ice cream parlors. The village is directly accessible via the A96 Lindau motorway — you can reach Munich in about 35 minutes.

Request exposé or secure an appointment.

Including floor plans, energy certificate details and all technical data sheets.

Choose your preferred date — Gerhard Hahn confirms personally within 24 hours.

Information & notices

This brochure is not a contractual offer. Errors, changes and prior sale reserved.

PROVIDER & CLIENT

FREITAG® Immobilien GmbH, represented by Managing Director Gerhard Hahn. Permission according to § 34c GewO granted by the City of Munich. Marketing is based on a written brokerage agreement with the owner.

COMMISSION (BAVARIA, § 656C BGB)

Buyer's commission: 3.57% of the notarized purchase price incl. 19% VAT. The seller pays a commission in the same amount (dual agency acc. to § 656c BGB). The commission is earned and due upon conclusion of a notarized purchase agreement.

ENERGY CERTIFICATE (§§ 80 FF. GEG)

The existing building is ready for demolition; there is currently no valid energy certificate for the existing building. An obligation to provide a certificate generally does not apply if no rental or owner-occupation of the existing building is planned and a demolition is intended. Details will be clarified in a personal conversation.

RIGHT OF WITHDRAWAL & CONSUMER INFORMATION

Consumers within the meaning of § 13 BGB have a statutory right of withdrawal acc. to §§ 312g, 355 BGB for contracts concluded outside business premises and for distance contracts. You only agree to the commencement of brokerage activities before the expiry of the withdrawal period if this is expressly desired. You will receive detailed information on the right of withdrawal before concluding the contract.

MONEY LAUNDERING ACT (GWG)

As an obligated party under § 2 Para. 1 No. 14 GwG, we are legally obliged to establish the identity of the contracting party and, if applicable, the beneficial owner before concluding a brokerage agreement or at the latest before the notarized purchase agreement (presentation of an official photo ID).

DATA PROTECTION

The processing of your personal data is based on Art. 6 Para. 1 lit. b and f GDPR for the initiation and execution of the brokerage agreement. Details and your rights (information, correction, deletion, objection) can be found in our Privacy Policy.

LIABILITY & ACCURACY OF INFORMATION

All information in this exposé is based on information from the owner and documents available to us. They have been carefully researched, but without guarantee for accuracy, completeness, and timeliness. Only the notarized purchase agreement is decisive. Advice on tax, legal, or financing issues is not owed — for this we recommend consulting qualified specialist advisors. Subject to prior sale. Buildability and concrete building volume must be checked on the basis of valid development plans/preliminary building inquiries.

YOUR PERSONAL CONTACT

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