

For sale - Country house

Sold**Plutsingenstraat 19, 1670
Benningem****Ref. 5501554** 

Number of bedrooms: 4
Number of bathrooms: 3

Surf. Living: 416m²
Surf. Plot: 2100m²
Neighbourhood: Free sight

PEB/EPB: 447kwh/m²/j

Description

Welcome home. Discover this charming L-shaped farmhouse from 1907 in Pepingen, offered for sale by Claes & Willems. The renovation in 2005 preserved the authenticity of the building, allowing you to enjoy peace and serenity in a strategic and very quiet location near major roads. Availability is to be discussed with the owner.

The beautiful south-facing garden, with its greenhouse, terrace, pond, outbuildings, and fruit trees, offers an idyllic retreat on almost 21 acres.

Upon entering the property, you'll be greeted by two open fireplaces and a wood stove that radiate warmth and conviviality. Authentic elements and carefully chosen Flament colors on the walls contribute to the cozy atmosphere.

On the ground floor, you'll find an entrance hall with stairs, a first lounge with a wood stove, a library, a toilet, a cozy living room with a fireplace, a second lounge, a library, a dining room with a fireplace, a kitchen, a laundry room, and a multifunctional space. Two storage rooms and an attic provide additional storage space, and there's also a tidy barn.

On the first floor, there are two bedrooms, one with built-in wardrobes, a bathroom with a jacuzzi and toilet, and a separate shower room. On the other side of the stairs, there's another bedroom and a beautiful wine cellar. Please note: renovation obligation applies.

Don't miss this unique opportunity and discover the timeless beauty of this farmhouse. Contact Claes & Willems today for an exclusive viewing.

The information provided and the indicated surfaces are purely indicative and have no legal value.

Financial

Price: € 845.000,00
Servitude: No
Liberal profession possible: Yes

Building

Habitable surface: 416,00 m²
Fronts: 4
Construction year: 1907
Renovation: 2005
Orientation rear: South
Orientation facade: North

Comfort

Air conditioning: Yes

Energy

EPC score: 447 kWh/m²/year
EPC code: 20231027-003014447-RES-1
EPC class: E
Double glazing: Yes
Water tank: Yes

Location

Environment: Free sight, quiet

Terrain

Ground area: 2.100,00 m²
Garden: Yes

Layout

Kitchen: Yes
Bureau: Yes
Toilets: 4
Laundry: Yes
Cellar: Yes

Technics

Electricity: Yes

Planning

Destination: Agricultural zone
Building permission: Yes
Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
06/03/2024

Intimation: No

G-score: B

P-score: B

Summons: No

Parking

Parkings outside: 6