

## For sale - Exceptional house

**€ 1.125.000****1671 Elingen****Ref. 6780428**

Number of bedrooms: 8  
Number of bathrooms: 3

Surf. Living: 763m<sup>2</sup>  
Surf. Plot: 19036m<sup>2</sup>

PEB/EPB: 847kwh/m<sup>2</sup>/j

# Description

Discover this unique villa in the heart of Elingen! Set on a 1.9-hectare plot, this spacious and characterful home offers enormous potential. After a full renovation, this gem will provide all the space you’ve been looking for. The property currently consists of an entrance hall with access to the large garage, a generous living room with a charming fireplace and a beautiful view of the library in the tower, a separate toilet, a kitchen with pantry, and a spacious dining area. On the first floor, there is a bathroom and four bedrooms. The tower also offers space for an additional bedroom or office. At the rear, you'll find an indoor swimming pool. The garden offers views over the surrounding agricultural land. Extra assets include a tennis court and an additional outbuilding. This home is ideal as a dual-family residence or for someone with a liberal profession.

## Financial

Price: € 1.125.000,00  
Land registry income: € 2.250,00  
Liberal profession possible: Yes

## Building

Habitable surface: 763,00 m²  
Fronts: 4  
State: To be renovated

## Comfort

Furnished: No  
Elevator: No

## Energy

EPC score: 847 kWh/m²/year  
EPC code: 20250403-0003570008-RES-1  
EPC class: F

## Terrain

Ground area: 19.036,00 m²  
Garden: Yes (18.500,00 m²)

## Layout

Kitchen: Yes

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Obligation to renovate: Yes  
Intimation: No

## Parking

Garage: Yes  
Parkings inside: Yes