

For sale - Exceptional house

€ 770.000

1670
Benningen

Ref. 7146674 




Number of bedrooms: 8
Number of bathrooms: 3

Surf. Living: 763m²
Surf. Plot: 2500m²

PEB/EPB: 847kwh/m²/j

Description

Discover this unique villa in the heart of Elingen! 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. Possibility to purchase the adjacent plot (agricultural area) for: €175,000.

Financial

Price: € 770.000,00

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: 2.500,00 m²

Garden: Yes

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