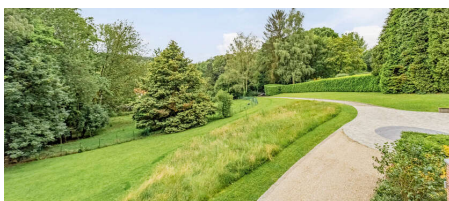
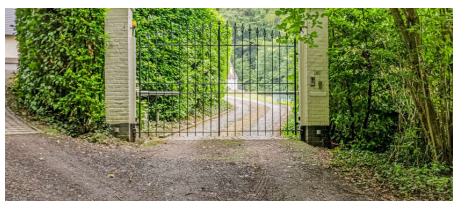


## For sale - House

**1653 Dworp****€ 1.299.000****Ref. 6142082**

Number of bedrooms: 5  
Number of bathrooms: 3

Surf. Living: 384m<sup>2</sup>  
Surf. Plot: 9200m<sup>2</sup>

PEB/EPB: 186kwh/m<sup>2</sup>/j  
Glazing type: thermic isol.

# Description

In the heart of nature, you will find this spacious and well-maintained villa on a plot of approximately 90 ares. Surrounded by forests, this villa offers complete tranquility and privacy. You access the property via a long private driveway. The house features a large entrance hall with separate toilet and cloakroom, a bright living room and dining room with a fully equipped open kitchen, and a cozy reading corner. On the ground floor, you will also find a bedroom with private shower and toilet, as well as an office. The first floor includes two large bedrooms, a separate shower room, a separate toilet, and a master suite with a spacious bathroom equipped with a bathtub, double sink, walk-in shower, and sauna. From the bathroom, you also have access to the dressing room. The basement includes a wine cellar, a large garage with additional storage space (laundry room). The house has a small extension with a bright office and a multifunctional room (currently used as a gym), making it also suitable for a liberal profession. Enjoy magnificent views over the plot from every room in the house. There are terraces at both the front and back of the house, allowing you to enjoy both shade and sun. The house has a favorable EPC label "B" and the electricity is compliant. Don't miss this unique opportunity and visit this gem in the heart of nature. The provided information and specified areas are purely indicative and do not entail any legal commitment.

## Financial

Price: € 1.299.000,00  
VAT applied: No  
Land registry income: € 3.566,00  
Servitude: No  
Liberal profession possible: Yes

## Building

Habitable surface: 384,00 m²  
Fronts: 4  
Construction year: 1965  
State: Good state

## Comfort

Furnished: No  
Elevator: No  
Pool: No

## Energy

EPC score: 186 kWh/m²/year  
EPC code: 20231215-0003068652-RES-1  
EPC class: B  
Double glazing: Yes  
Glazing type: Thermic isol.  
Windows: Aluminium and wood  
Oil tank: 4.900 L

## Location

School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes

## Terrain

Ground area: 9.200,00 m²  
Garden: Yes


## Layout

Kitchen: Yes, US hyper equipped  
Bureau: 14,00 m²  
Bedroom 1: 17,00 m²  
Bedroom 2: 16,00 m²  
Bedroom 3: 15,00 m²  
Bedroom 4: 22,00 m²  
Bathroom type: Shower and bath tub  
Toilets: 2  
Laundry: Yes

## Planning

Destination: Agricultural zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 20/12/2023  
Intimation: Not disclosed  
Flooding area: Not located in flood area

G-score: A

P-score:  D

Summons: No

Ground certificate: Yes

## **Parking**

Garage: Yes

Parkings inside: Yes