

For sale - Villa farmtype

1540 Herne

€ 1.850.000

Ref. 4933322



Number of bedrooms: 5
Number of bathrooms: 4
Garages: 2
Availability: at the contract

Surf. Living: 386m²
Surf. Plot: 25890m²
Surf. terrace: 80m²
Neighbourhood: countryside

PEB/EPB: 169kwh/m²/j

Description

More photos and videos on: <https://www.claeswillems.be/nl/hoeve-te-koop-in-pepingen/5466619>. Magnificent renovated farmhouse (386 m2) located in a peaceful area, on a plot of over 2.5 hectares in Herne , border Pepingen. It has been completely renovated, with a PEB certificate B. High-quality finishes (notelaren cabinets, solid oak parquet flooring, Pietra Piasentina marble floors, polished concrete). Many built-in closets. Bright living spaces. The farmhouse is ready to move in, excellently maintained, and offers complete privacy. Layout: Hall 1 with toilets and cloakroom. Hall 2 with cloakroom, kitchen, dining room, living room with fireplace overlooking the terrace and garden. Semi-separate office and library. 2 garages, one with windows, laundry room, and a dry, well-kept cellar. On the first floor, there are 5 bedrooms, including the master suite without vis-à-vis, with large windows. En-suite bathroom, dressing room, and luxurious bathroom. 2 shower rooms and built-in closets. In the former barn, a covered terrace has been created, along with a cozy indoor space with a fireplace, a wellness area with a spacious sauna, showers, and additional toilets, as well as a multi-functional first floor, all overlooking the heated swimming pool. The property is completely surrounded by meadows, ideal for horse enthusiasts. There is ample parking on the private grounds, which are closed with an automatic gate. All toilets and outdoor faucets are connected to the rainwater tank. A neighborhood shop is within walking distance, and there is a veterinarian, restaurant, school, and public transport nearby. If you are looking for tranquility and comfort, do not hesitate to contact us to visit this unique property! Please note: The indicated surfaces are purely indicative and have no legal value.

Financial

Price: € 1.850.000,00
VAT applied: No
Available: At the contract
Land registry income: € 2.703,00

Building

Habitable surface: 386,00 m²
Fronts: 4
Construction year: 2001
Renovation: 2001
State: Very good state
Main area: 427 m²
Type roof: Saddle roof

Comfort

Furnished: No
Alarm: Yes
Elevator: No

Security

Access control: Yes
Access control type: Fence

Energy

EPC score: 169 kWh/m²/year
EPC code: 20230712-0002942058-RES-1

Location

Environment: Countryside
School nearby: 550m
Public transport nearby: 500m

Terrain

Ground area: 25.890,00 m²
Width at the street: 470,00 m
Garden: Yes (1.500,00 m²)
Orientation terrace 1: South

Layout

Kitchen: Yes, hyper equipped
Bureau: Yes
Bedroom 1: 49,14 m²
Bedroom 2: 13,35 m²
Bedroom 3: 11,88 m²
Bedroom 4: 11,00 m²
Bedroom 5: 11,20 m²
Bathroom type: Luxury
Toilets: 5
Terrace: 80,00 m²
Second terrace: 80,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

Technics

EPC class: B
Double glazing: Yes
Windows: Wood
Heating type: Oil stove
Water tank: Yes

Electricity: Yes
Phone cables: Yes

Planning

Destination: Agricultural zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Ground certificate: Yes

Parking

Garage: 2
Parkings outside: 5
Parkings inside: 2