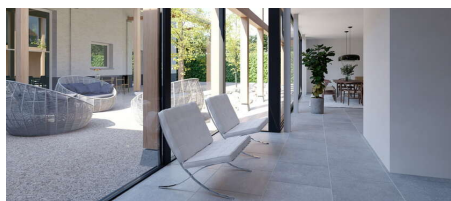
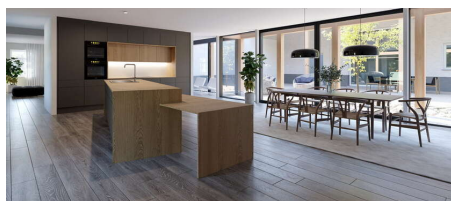


## For sale - House

**€ 1.499.000****Oudenaaksestraat 11, 1671 Elingen****Ref. 6078399**

Number of bedrooms: 5  
Number of bathrooms: 4  
Garages: 2  
Availability: at delivery

Surf. Living: 546m<sup>2</sup>  
Surf. Plot: 1166m<sup>2</sup>  
Neighbourhood: countryside

Glazing type: thermic and  
acoustic isol.

# Description

Are you looking for class, space, a kangaroo house, a place for a profession, space for studios, and do you want to finish an existing rough construction according to your own taste? Then this farm with a barn (total 546 m²) is perfect for you. This farm, which still needs further finishing, dates back to 1841, and the barn from 1912, and they are located in a very beautiful and quiet location. The property features an enclosed courtyard/garden on three sides between the farmhouse (346 m²) and the barn (207 m²) and a garden in front of the barn on a plot of 15 ares. A beautiful green plan has already been drawn up for the courtyard and garden. Here you can live with a loft feeling that is urban but set in full nature. The house and barn are windproof and provide a perfect canvas for your further finishing touches. This is a property you must visit, as photos cannot capture the feeling that exists here. It's a feeling of trust, comfort, and peace, of wanting to stay. This feeling is created by the beautiful location and the lovely exterior finish with a tiled and playful thatched roof, authentic barn gates and shutters (with hearts), and by the trustworthy new construction that has been integrated into the original house. This brings the contemporary indoors with ceiling-high windows on the barn side, high ceilings, and the trendy use of wooden beams on the exterior. The farmhouse has a large office that could serve as a second living room or a bedroom on the ground floor in case of kangaroo living (40 m²), a beautiful entrance, and a large kitchen with a dining area (58 m²). There is a nice storage room and a carport. The first floor of the farmhouse has a large office on the mezzanine (41 m²), a laundry room, space for 4 spacious bedrooms (17.7 m², 16 m², 15 m²)—partition walls still to be placed—and a master bedroom of 33 m², which also has space for a dressing room and a bathroom. The other rooms each have a shower room.

The farmhouse and barn have already received a new roof (tiles and thatch) and adjusted gutters. In the farmhouse, a new volume has been created with new interior walls. Insulation is already in place between the interior walls and the original exterior walls. The rough construction is completely finished, and the windows are made of high-quality aluminum profiles. There is no overlooking in the farmhouse, the courtyard is closed on one side with a barn gate, and on the other side, mature trees will be replanted. The barn of 207 m² (20 m long x 11 m wide x 11 m high) offers plenty of space for leisure, parking, and possibly habitation, and overlooks the courtyard and the garden.

## Financial

Price: € 1.499.000,00  
VAT applied: Yes  
Available: At delivery  
Land registry income: € 557,00  
Servitude: No  
Liberal profession possible: Yes

## Building

Habitable surface: 546,00 m²  
Fronts: 4  
Construction year: 1850  
Renovation: 2024  
State: New  
Main area: 550 m²  
Front width: 24,00 m  
Type roof: Tent roof  
Orientation rear: West  
Orientation facade: East

## Comfort

Furnished: No

## Location

Environment: Countryside, quiet

## Terrain

Ground area: 1.166,00 m²  
Width at the street: 46,00 m  
Garden: Yes (530,00 m²)

## Layout

Living room: 40,77 m²  
Dining room: 30,00 m²  
Kitchen: 30,00 m², US hyper equipped  
Bureau: 40,32 m²  
Bedroom 1: 18,46 m²  
Bedroom 2: 16,11 m²  
Bedroom 3: 15,52 m²  
Bedroom 4: 25,85 m²  
Bathroom type: All comfort  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

Elevator: No

## Energy

Double glazing: Yes

Glazing type: Thermic and acoustic isol.

Windows: Aluminium

## Technics

Electricity: Yes

## Planning

Destination: Rural residential area

Building permission: Not disclosed

Parcelling permission: No

Right of pre-emption: No

Intimation: Not disclosed

Summons: No

## Parking

Garage: 2

Carport: 2

Parkings outside: 4

Parkings inside: 5