

## FOR SALE - COUNTRY HOUSE

€ 1.175.000

Hulsel 14, 2382 Poppel

Ref. 1992 AK



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

Surf. Living: 275m<sup>2</sup>  
Surf. Plot: 13000m<sup>2</sup>  
Neighbourhood: Free sight

PEB/EPB: 117kwh/m<sup>2</sup>/j

# DESCRIPTION

## Stunning Fully Renovated Farmhouse for Sale - Luxury and Space in a Rural Setting

We present to you an exceptional farmhouse that offers a harmonious blend of historic charm and modern luxury. This property has been renovated to perfection using only the finest materials and techniques, resulting in a unique living experience.

Upon entering the property, you are welcomed into a spacious entrance hall with guest toilet, a practical laundry room and a fully equipped office, ideal for working from home. The spacious living room exudes cosiness thanks to the sandstone fireplace, and also features a separate, cosy TV and play corner.

The living kitchen is a true paradise for any cooking enthusiast, equipped with the most advanced Miele Professional appliances. Adjacent is the dining room, where you can enjoy meals overlooking the vast farmlands. Extra storage space is amply available and the layout of the house is particularly practical and well thought-out.

Upstairs you will find three spacious bedrooms and two luxury bathrooms, each finished with high-quality materials. There is also a separate night toilet. The entire plot size of 1.3 hectares offers unparalleled privacy and wide views over the surrounding countryside.

This farmstead is distinguished by the use of solid wooden tenon joints in the rafters, blue stone, and French solid floors - details that underline the authentic charm and quality of the property. This property is a rare find for those looking for a combination of luxury, space and rural tranquillity. The possibilities are truly too numerous to mention.

A viewing is highly recommended to experience for yourself the full splendour and details of this unique property.

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## FINANCIAL

Price: € 1.175.000,00

VAT applied: No

Available: At the contract

Liberal profession possible: Yes (14,00 m<sup>2</sup>)

## BUILDING

Habitable surface: 275,00 m<sup>2</sup>

Fronts: 4

Construction year: 1947

State: Very good state

Number of floors: 1

Main area: 275 m<sup>2</sup>

Front width: 13,00 m

Orientation rear: South-west

Orientation facade: North-east

## COMFORT

Furnished: No

## LOCATION

Environment: Free sight, countryside

## TERRAIN

Ground area: 13.000,00 m<sup>2</sup>

Width at the street: 60,00 m

Garden: Yes (13.000,00 m<sup>2</sup>)

## LAYOUT

Living room: 81,00 m<sup>2</sup>

Dining room: 16,00 m<sup>2</sup>

Kitchen: 30,00 m<sup>2</sup>, US hyper equipped

Bureau: 1.257,00 m<sup>2</sup>

Bedroom 1: 16,00 m<sup>2</sup>

Bedroom 2: 17,00 m<sup>2</sup>

Bedroom 3: 55,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Toilets: 3

Laundry: Yes

Handicap friendly: Yes

Elevator: No

Pool: No

## **ENERGY**

EPC score: 117

EPC code: 20230605-0002907091-RES-1

EPC class: B

Double glazing: Yes, acoustic isol.

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Floor heating

Heating: Individual

Water tank: Yes

Cellar: Yes

Attic: Yes

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Water: Yes

## **PLANNING**

Destination: Agricultural zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Summons: No

Servitude: No

## **PARKING**

Parkings outside: Yes