




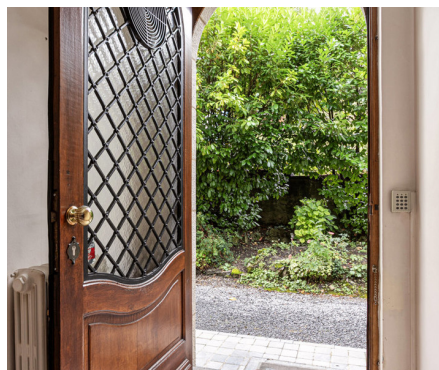


Exceptional house for sale

Rue des Gaux 68 5541 Hastière-par-Delà

€ 475.000

 5  5  385 m²  1.305 m²  1



Description

MEUSE VALLEY - In the heart of the beautiful Meuse valley, 11km from Dinant, in the village of Hastière-par-Delà, nestles a magnificent local stone residence with the original charm, renovated with respect for noble original materials, on a beautiful plot of 13a05 with nice old trees. The ground floor consists of an entrance hall leading to the central reception hall of which the oak staircase is the centerpiece. Around the reception hall are the living room of +/-48m2 with oak parquet, fireplace (insert) and veranda, the dining room of +/-15m2 and the kitchen of +/-15m2, the cloakroom and guest toilet. On the ground floor, a corridor leads to the 1st bedroom of +/-17m2 with adjoining bathroom. On the 1st floor, 3 large bedrooms (+/-30m2) each with lounge area and shower and/or bathroom. On the 2nd floor, the 5th bedroom of +/-51m2 with lounge area of +/-15m2 and adjoining bathroom. Attic and storage. In the basement, 1 car garage, several cellars, wine cellar, laundry, heating room and office of +/-17m2 giving access to a terrace and the garden. Oil heating, double glazing, alarm system, magnificent original woodwork and floors - Possibility of purchasing an adjoining building plot of 6a80 at the price of €50,000. The property has been used as a bed and breakfast (with free parking for 5 cars). Very exceptional and a guaranteed favorite!

Details

General information

Construction year
1940

State
Very good state

Type of construction
Detached

Garden
Yes

Garage
Yes

Garages
1

Parkings outside
7

Layout

Living room
48 m²

Dining room
15 m²

Kitchen
15 m² (hyper equipped)

Bureau
17 m²

Veranda
Yes

Bedroom 1
17 m²

Bedroom 2
25 m²

Bedroom 3
27 m²

Bedroom 4
21 m²

Bedroom 5
66 m²

Bathroom
shower and bath tub

Shower rooms
5

Toilets
6

Cellar
Yes

Laundry

In the proximity

Shops at
1.000 m

School nearby
Yes

15 m

Dimensions

Ground area
1.305 m²

Habitable surface
385 m²

Comfort

Handicap friendly
No

Alarm
Yes

Elevator
No

Pool
No

Energy

EPC
363 kWh/m²

CO2 emission
76kg CO2/m²

Glazing type
Thermic and acoustic isol.

Windows
Wood

Electricity certificate
Yes, conform

Heating type
Oil (centr. heat.)

Heating
Individual

Financial

Price
€ 475.000

Reference
Gaux 68

Available
At the contract

Spatial planning

Destination
Living zone

Building permission
Not disclosed

Intimation
Not disclosed

Parcelling permission
Not disclosed

Right of pre-emption
No

Flooding area
Not located in flood area

Yes
Attic
Yes

