




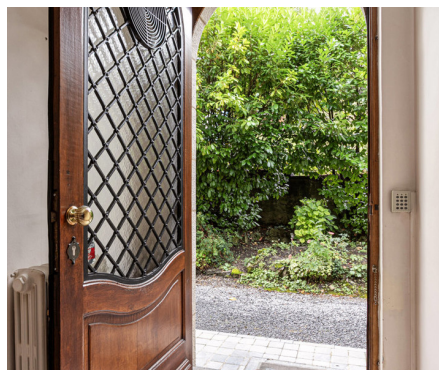


**Exceptional house for sale**

Rue des Gaux 68 5541 Hastière-par-Delà

**€ 475.000**

 5  5  385 m<sup>2</sup>  1.305 m<sup>2</sup>  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 m<sup>2</sup>**

Dining room  
**15 m<sup>2</sup>**

Kitchen  
**15 m<sup>2</sup> (hyper equipped)**

Bureau  
**17 m<sup>2</sup>**

Veranda  
**Yes**

Bedroom 1  
**17 m<sup>2</sup>**

Bedroom 2  
**25 m<sup>2</sup>**

Bedroom 3  
**27 m<sup>2</sup>**

Bedroom 4  
**21 m<sup>2</sup>**

Bedroom 5  
**66 m<sup>2</sup>**

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 m<sup>2</sup>**

Habitable surface  
**385 m<sup>2</sup>**

### Comfort

Handicap friendly  
**No**

Alarm  
**Yes**

Elevator  
**No**

Pool  
**No**

### Energy

EPC  
**363 kWh/m<sup>2</sup>**

CO2 emission  
**76kg CO2/m<sup>2</sup>**

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

