

## FOR SALE - HOUSE

Gentstraat 45, 9120 Beveren

**Sold**

**Ref. 4431430**



Number of bedrooms: 5

Garages: 2

Surf. Living: 395m<sup>2</sup>

Surf. Plot: 40000m<sup>2</sup>

Surf. terrace: 78m<sup>2</sup>

Neighbourhood: quiet

PEB/EPB: 750kwh/m<sup>2</sup>/j

Glazing type: double glazing

## DESCRIPTION

The former horse boarding house, known as Commissarishoeve, is for sale. The property is ideally located in a quiet cul-de-sac that is easily accessible via the E17 and E34 roads.

On the 40,000m<sup>2</sup> of land you can find a beautiful house that has been completely renovated with a view to preserving the rural character. This house has 5 bedrooms, 1 on the ground floor with dressing. The high ceilings and authentic details give this characterful home a luxurious feeling. Adjacent to this residence there is a guesthouse that needs to be refreshed slightly, which can serve as a kangaroo home or B&B.

For horse lovers, all facilities are available to possibly continue the pension stable. With, among other things, 3 slopes and about 50 horse boxes, you will not be short of anything. In addition, there are also sufficient meadows and it is possible to rent extra. An opportunity not to be missed for you and your horses.

Curious about what this house has to offer? Contact us for further information and/or a viewing on +32 3 755 77 05 or [info@C21locus.be](mailto:info@C21locus.be).

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## FINANCIAL

Price: € 1.895.000,00

VAT applied: No

Land registry income: € 6.159,00

## BUILDING

Habitable surface: 395,00 m<sup>2</sup>

Fronts: 4

State: Very good state

Number of floors: 2

Front width: 17,50 m

Orientation facade: South

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: No

## ENERGY

EPC score: 750

EPC code: 20210110-0002357828-RES-1

EPC class: F

Glazing type: Double glazing

Electricity certificate: Yes, conform

Heating type: Electrical

Solar panels: Photovoltaic

## LOCATION

Environment: Quiet, countryside

School nearby: Yes

Shops nearby: Yes

Highway nearby: Yes

Train station nearby: Yes

Mobiscore: 7,70

## TERRAIN

Ground area: 40.000,00 m<sup>2</sup>

Garden: Yes

Orientation terrace: South east

Orientation terrace 1: South-west

## LAYOUT

Entrance hall: 10,00 m<sup>2</sup>

Living room: 67,00 m<sup>2</sup>

Kitchen: Fully fitted

Bureau: 6,00 m<sup>2</sup>

Nighthall: 8,00 m<sup>2</sup>

Bedroom 1: 23,50 m<sup>2</sup>

Bedroom 2: 13,00 m<sup>2</sup>

Bedroom 3: 11,50 m<sup>2</sup>

Bedroom 4: 54,00 m<sup>2</sup>

Bedroom 5: 13,00 m<sup>2</sup>

Dressings: 7,00 m<sup>2</sup>

Bathroom 1: 10,00 m<sup>2</sup>

Terrace: 78,00 m<sup>2</sup>

Laundry: 8,00 m<sup>2</sup>

Cellar: 9,00 m<sup>2</sup>

## **TECHNICS**

Electricity: Yes

Water: Yes

## **PLANNING**

Urban info: Yes

Destination: Agricultural zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Yes

As-built: No

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

Summons: No

## **PARKING**

Garage: 2

Parkings outside: 20

Parkings inside: 4