

## Beautiful long-fronted farmhouse on 1.4-hectare plot.

**€ 1.849.000**

Gestellei 12, 2820 Bonheiden



5 14320 m<sup>2</sup>



590 m<sup>2</sup>



Discover this unique, beautiful long fronted farmhouse in an exclusive location and be surrounded by nature ! As you enter the entrance hall with checkroom cupboard, the feeling of tranquility, luxury and attention to detail immediately overwhelms you. the spacious hall with guest toilet leads you through the wrought iron door to a cozy lounge with a beautiful view of the terraces and garden.

A dining room with open kitchen joins the living room in an atypical way. Thus, a unique transition was created by a custom cabinet with integrated fireplace and TV cabinet (with music connection).

The whole fits seamlessly with the fitted kitchen (composite worktop, Boretti 6-burner gas stove, cooker hood, American fridge). All living spaces have the beautiful garden view !

Access to a double garage with automatic gates, which also serves as a (bicycle) storage room with cupboards and with access to a room upstairs, which is now functional as a painting studio.

An additional multi-purpose room, adjacent to the living room, can be arranged as an office, play corner, bib, bar or TV corner .... this opens onto a covered terrace with electric terrace heating.

A passage to the wing with the bedrooms can also serve as an office or dressing room.

On the ground floor there is the master bed & bathroom overlooking the garden. The beautiful bathroom is equipped with a bathtub, large shower, toilet, double sink and column cabinets. a 2nd bedroom is furnished with a shower room (shower, toilet and sink cabinet).

There is also a practical laundry room with cabinetry and storage room.

Through the night hall you reach the floor with a fully furnished apartment. this apartment consists of and large living room with kitchenette, bathroom (shower, toilet and washbasin furniture), a large and small bedroom. the remaining space is now divided with 2 large offices and gives access to the workshop.

In an additional storage room is also the technical room.

The beautiful property has been remodeled with sustainable natural materials, the living spaces all connect to the insanely beautiful outdoor environment.

One of the beautiful assets of this villa is definitely the green surroundings and large plot. The landscaped, low maintenance garden with hidden garden shed is surrounded by your own piece of forest with walking path. Imagine yourself in a park and enjoy the tranquility !

There are so many advantages which we would like to explain personally, underfloor heating on the ground floor, floors in blue stone and rooms in oak parquet, terraces in grey natural stone, window decoration, roller shutters on glvl. and velux blackout, surround system "Denon" inside & outside, a high level of finishing in totality, exclusive material choices and the unique character make that you will rarely discover such a property!

Ideal for people who enjoy life to live, possible to combine with a professional activity or practice, as a duo home, B&B exploitation, care home, ...

A unique discovery on a top location on the triangular border Bonheiden - Mechelen - Sint-Katelijne-Waver, near roads, stores, center and schools.

Exceptional features:

- Unique long-gabled farmhouse (façade 36.4 m)

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- Land: 14,320 m<sup>2</sup>
- Gross habitable surface 590 m<sup>2</sup>
- Beautiful location in the green
- Magnificent terraces
- Pure tranquility and privacy
- Ready to move in - recent paint jobs
- Professional home automation system
- Electric charging station
- Alarm with camera system
- High quality finishing
- Favorable EPC :174 kWh/m<sup>2</sup>

## Characteristics

### GENERAL

Address:	Gestellei 12 2820 Bonheiden
Price:	€ 1.849.000
Ground area:	14320 m <sup>2</sup>
Habitable surface:	590 m <sup>2</sup>
Plot width:	71.12 m
Facade width:	36.4 m
Number of bedrooms:	5
Number of bathrooms:	3
Number of garages:	2
Renovation year:	2012
Cadastral income:	€0
Availability:	To be established

### LAYOUT

Entrance Hall:	19.32 m <sup>2</sup>
:	43 m <sup>2</sup>
Kitchen:	43 m <sup>2</sup>
Garage:	40.51 m <sup>2</sup>
Bathroom 1:	16.55 m <sup>2</sup>
Bedroom 1:	25.2 m <sup>2</sup>
Bedroom 2:	17.24 m <sup>2</sup>
Bathroom 2:	4.02 m <sup>2</sup>
Office:	21.88 m <sup>2</sup>
:	5 m <sup>2</sup>
Washing Space:	8 m <sup>2</sup>
Night Hall:	11.06 m <sup>2</sup>
Hobby Room:	31.49 m <sup>2</sup>
Atelier:	39.02 m <sup>2</sup>
Apartment:	35.94 m <sup>2</sup>
:	4.77 m <sup>2</sup>
Bedroom 3:	27.35 m <sup>2</sup>
Shower Room:	9.29 m <sup>2</sup>
Bedroom 4:	19.7 m <sup>2</sup>
Night Hall:	5.31 m <sup>2</sup>
Play Room:	8.05 m <sup>2</sup>
:	10.54 m <sup>2</sup>
Storage:	3.7 m <sup>2</sup>

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COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Double
Window frame:	Wood

EPC

EPC:	174 kWh/m <sup>2</sup>
EPC level:	B

ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	Requested
Subdivision permit:	Not applicable
Flood-sensitive area:	Not yet requested