

AGENCE PALLEN

LUXURY REAL ESTATE

Beautiful villa on spacious plot charmingly located at the church tower of St Anna ter Muiden

271 m² | 3 slaapkamers | 3 badkamers

Marktplein 10, Sluis

Price upon request



Exclusively for sale with Agence Pallen: Fully renovated and characterful farmhouse on a spacious plot of 4,230 m², beautifully situated at the church of Sint Anna ter Muiden, just a few minutes drive from the Zoute and walking distance from the center of Sluis.

Layout of the house:

Entrance hall with checkroom and guest toilet. Cozy reception room with fireplace finished with Delft tile, opening onto the beautiful sun terrace and perfectly maintained park garden with pond. Separate dining room. Spacious kitchen with fireplace and dining area, equipped with all modern comfort, also opening onto the beautiful sun terrace and garden. TV lounge/library with desk corner and fireplace, where the ceiling reaches to ridge height. Master bedroom with dressing room and spacious bathroom with bath, washbasin, walk-in shower, toilet and bidet. All rooms offer a beautiful view of the garden. Attic space above the master bedroom. Separate laundry room. Wine cellar.

On the 1st floor: Night hall. Bedroom with fitted wardrobes and adjoining shower room with shower, washbasin and toilet. Kitchenette with dining area and adjoining lounge with TV. This lounge and kitchenette can also be converted into an extra bedroom and bathroom. The current layout of the second floor is ideal as a guest apartment or for a live-in janitor.

Adjacent to the outdoor terrace we find another separate outbuilding with multipurpose room, currently set up as



**Do you have questions or wish to schedule a visit?
Please contact Gilles!**

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Specifics

Bedrooms	3
Bathrooms	3
Habitable surface	271m²
Total surface	4230m²
Renovation year	2012
General state	Liveable at once
Electricity	Yes
Natural gas	Yes
City water	Yes

Legal information

Stedenbouwkundige bestemming	Residential area
Dagvaarding en herstellvordering	No
Right of first refusal	No
Verkavelingsvergunning	No
Stedenbouwkundige vergunning	No
Protected heritage	No
Listed heritage	Not applicable

Energy

EPC ref.	315690537
Energy	205 kWh/m²
Flooding sensitivity	Niet overstromingsgevoelig
P-score	
G-score	
Delineated shoreline zone	Not applicable



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