



# Exceptional villa with horse facilities on 1ha 19a 48ca!

*Schurenbeemdstraat 5, 3640 Kinrooi Molenbeersel*

# Exceptional villa with horse facilities on 1ha 19a 48ca!

*This charming villa of 266m<sup>2</sup> is located in a quiet street of Molenbeersel, part of Kinrooi. With a well-maintained, high-quality interior and spacious rooms, this property is very comfortable to live in. Consequently, the property offers a perfect combination of tranquillity and space. The various horse facilities including arena, stables and lunging arena on a plot of 1ha 19a 48ca, are a perfect addition and real asset to this property. Located close to the Dutch border, the villa offers the ideal mix of rural, comfortable living with horse facilities in the backyard! Translated with DeepL.com (free version)*

## **Layout:**

The house offers on the ground floor an entrance hall with guest WC providing access to a spacious office on the one hand, and to the bright living space with built-in gas fireplace on the other. Adjoining the living space is the fully fitted kitchen. Furthermore, the ground floor offers a cosy garden room, a utility room with built-in cupboards and connections for WM and DK, an indoor garage for one vehicle with automatic gate and a garden shed.

On the first floor, 3 spacious bedrooms were fitted, a dressing room, an updated bathroom and 2 storage cupboards. In addition, the house is largely under-basement and equipped here with 2 storage rooms and a central heating room.

The fully landscaped ornamental garden is fully fenced and equipped with 2 automatic gates, a pond with garden room, a spacious garden shed with driving range, and a unique carport for 2 vehicles. At the rear of the plot, the property offers various equine facilities with: outbuilding with 5 horse boxes, tack room and toilet; 3 separate horse boxes outside the outbuilding; a lunging arena; various meadows and an open but covered arena (60x20m) with space for viewing....

## **Finishing touches:**

The house has already been largely renovated using high-quality materials. Floors were fitted with luxury tiled parquet, internal doors were changed to solid wooden ornamental doors. Ceilings have been renewed and the bathroom has also been completely renovated.

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# Facts & Figures

## Address Details

**address** Schurenbeemdstraat 5  
3640 Kinrooi Molenbeersel

## Financial information

## Technical information

<b>year of construction</b>	1988	<b>bedrooms</b>	3
<b>plot size</b>	11.948 m <sup>2</sup>	<b>bathrooms</b>	1
<b>habitable living space</b>	266 m <sup>2</sup>	<b>garages</b>	1
<b>garden orientation</b>	north	<b>carport</b>	yes
		<b>parking spaces</b>	2
		<b>epc</b>	298 kwh/m <sup>2</sup>

**extra** videophone, alarm system, fire detection, airconditioning system, workshop, horse stables, cellar, underground rainwater tank

**wellness** poolhouse

**g-score** a

**p-score** a

**o-level** not located in flood area