



## House Five-bedroom (6+kk)

Ask for price

255 m², Bruchem, Gelderland, Peperstraat







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Garden	242 m²
Parking	-
Cellar	-
PENB	G
Reference number	37107

At first glance, this unassuming family house with a classic Dutch thatched roof hides a modern air-conditioned interior with premium facilities. Built in 1800, it was completely reconstructed in 2008 and now classifies as a passive house. It comes with an outside swimming pond, a wine cellar, and a separate guest house that can also be used as an office or studio.

The layout consists of an elegant entrance hall, an open plan **living room with a lovely view of the garden and a fireplace**, a large fully fitted kitchen with brand-name appliances and a dining area, a master bedroom with an en-suite bathroom (designer bathtub, walk-in shower, sink, and toilet), a **playroom/home cinema**, a utility room, a guest toilet, and access to the **wine cellar**. The private zone of the house contains 2 spacious bedrooms with large built-in wardrobes, a bathroom with a shower, a separate toilet with a sink, and a utility room. The **guest house** with a private entrance and terrace has everthing an independent house needs: a living room with views of the surrounding landscape, a kitchen, and a bedroom with a bathroom.

The more than **2,000 sq. m. landscaped garden** with designer lighting and a retention water tank is adjacent to fields and pastures for horse and sheep. A barn/garage with a covered, heated terrace with a sitting area is also part of the property.

The house is located in the middle of The Netherlands on the edge of the town of Bruchem. The town of 's-Hertogenbosch is a ten-minute drive away and one of the largest national parks in the country—Biesbosch—can be reached by car in half an hour.

Useable area: 255 sq. m., garden: 242 sq. m.

The property listing by Residence 365 B.V., agent Sarah Uysal.

