Gezandebaan 2 in Someren

Agricultural business with a spacious detached farmhouse and a large garden. Currently this location is in use as a poultry farm. The entire plot is situated on a unique location near a canal on approximately 12,000 m². There is the possibility to purchase more land, up to a maximum of 32,065 m². This object has a lot of privacy as well as all necessary facilities in the immediate vicinity.

The farmhouse features a spacious living room with a kitchen, 4 bedrooms, a luxury bathroom with whirlpool and sauna and various outbuildings.

Price: € 550,000,-- costs to buyer
Available from: negotiable

Land registry particulars: Municipality of Someren, section K, number 534,
Partial size 12,000 m². Can be expanded to a maximum of 32,065 m².

Condition: reasonable

Year of construction: Original construction year farm: circa 1938-1940,
Partially renovated in subsequent years

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**LAYOUT:**

<table>
<thead>
<tr>
<th>Ground Floor:</th>
<th>First Floor:</th>
<th>Outbuildings</th>
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</thead>
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<td>poultry farm I</td>
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<td>living room</td>
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<td>field barn</td>
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<tr>
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<td>poultry farm II</td>
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<td>upper room</td>
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<tr>
<td>corridor</td>
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<tr>
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<td>bedroom</td>
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<td>shower</td>
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<td></td>
</tr>
<tr>
<td>garage I</td>
<td>toilet</td>
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</tr>
<tr>
<td>garage II</td>
<td>storage</td>
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</tr>
<tr>
<td>cow shed</td>
<td>attic</td>
<td></td>
</tr>
<tr>
<td></td>
<td>garage/working place</td>
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</tr>
</tbody>
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**DETAILS:**

Location: Beautifully located near the canal with plenty of privacy and views of the surrounding farmlands. Located within cycling distance of Someren-Eind which has all the necessary facilities. Good accessibility due to favourable location in relation to roads to Helmond and Weert.

Garden: The grass covered garden is very private surrounds the farm house and there is a terrace at the rear facade.

Heating: central heating boiler (Bosch, circa 2012).
**Farm house:**

The farmhouse was built around 1938-1940 has an insulated roof.

**Ground floor:**
The lobby connects to the living room with an open kitchen. The hallway is equipped with parquet floors, the walls are finished with plaster and there is a panelled ceiling. The meter cupboard can be found here. A cloak room niche provides extra storage space for coats.

The hallway gives access to the dining room / kitchen. The dining room has a parquet floor, the walls are finished partly with plaster and partly with masonry and there is a panelled ceiling. A beautiful fireplace provides extra comfort and atmosphere in this room. A fixed staircase provides access to the 1st floor.
The kitchen features a cosy bar. There are 2 sinks, a ceramic hob, extractor and oven. There is space for placing a separate refrigerator and a separate dishwasher. The kitchen has plenty of storage space.
The dining room is connected to the living room through an archway. The living room has a parquet floor, the walls are finished with plaster and there is a panelled ceiling. A fireplace provides extra comfort and atmosphere in this room.
From the kitchen there is access to the upper room. This upstairs room is finished with carpeted floors, wallpaper and stucco ceilings. This space is suitable for multiple purposes.

The basement is located under the upstairs room. This basement is accessible via a wooden staircase and has a concrete floor and concrete walls. A window provides extra light.

The corridor has a tiled floor, panelling and a wooden panelled ceiling. The corridor also has connections for washing equipment as well as 2 rear doors.
Fully tiled and luxuriously finished bathroom features a whirlpool, sauna, shower and sink. The bathroom is finished with a wooden ceiling.
On the other side of the corridor there is a separate shower room. This fully tiled area is equipped with a shower cabin, toilet and sink. Furthermore, natural ventilation provides fresh air. The shower room is also finished with a wooden ceiling.
Garage I:

The corridor offers access to the 1st garage. This internal garage has a concrete floor, concrete walls and a hatch to the attic space. It is accessible through wooden doors and a pass door. The wells under the garage are still present. The garage is equipped with roof insulation and the central heating boiler setup (Bosch, circa 2012) can be found here.

Garage II:

Garage II is accessible from outside by wooden doors and also via a door from garage I. This garage also features a concrete floor, the walls are made of wood and have insulation plates. Another door provides access to the cow shed.

Cow shed

The cow shed features a concrete floor with grates and is constructed using steel trusses. The roof is insulated and features many windows, so there is plenty of light.
Garage III:

There is a wicket door that connects garage II with garage III. This garage has a concrete floor, masonry walls and sliding wooden doors. The cow shed is also accessible from this garage.

Barn:

Behind the 3rd garage is an indoor stable area which is finished with a concrete floor and wooden beam ceiling.
1st floor:

The 1st floor has a wooden floor, a carpeted landing, wallpapered walls and a wooden ceiling. A skylight provides extra light on the landing. The landing also has practical storage space under the slanted roof.

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Bedroom I features a laminated floor, wallpapered walls and a wooden ceiling (painted white). This bedroom has a large walk-in closet. A large skylight provides extra light.
Spacious master bedroom II is carpeted, has walls that are partially covered with wallpaper and partially covered with wooden shutters (painted white) and sports a wooden ceiling (painted white). Practical sliding wardrobes are present on both sides under the slanted roof.

Storage with wooden roof boarding.

Bedroom / hobby room III is carpeted has wallpapered walls and ceiling panels. Sliding cabinets provide extra storage space. Two roof windows provide extra light. This space could be turned into 2 bedrooms.
Garden and courtyard:
The paved courtyard is accessible through a gate. The section adjacent to the stables is covered in concrete.

The garden offers a lot of privacy and is surrounded by borders with mature trees and shrubs. There is a terrace at the back.
**Outbuildings:**

The farm comes with a number of outbuildings.

**Poultry barn I:**
This poultry barn (circa 600 m²) was built around 1976 and is a former cow shed. It has masonry facades and the roof is covered with corrugated asbestos sheets.

There is an overhang at the rear of the poultry barn. It features a clinker floor, potted walls and the roof is covered with corrugated asbestos sheets.
Poultry barn II:

The 2nd poultry barn (circa 900 m²) was built around 1979 and has been built in cavity with insulated masonry walls. This stable is covered with an asbestos corrugated roof. An aggregate is present near the side wall of barn II.
Poultry barn III:

The 3rd poultry barn (circa 900 m²) was built around 1979 and was built in cavity with masonry walls (insulated). The stable is accessible through the front and it is also covered with asbestos corrugated roof sheets.
Field barn:

The field barn (circa 325 m²), was built around 1981 from steel trusses and masonry walls (semi-brick). The roof is covered with asbestos corrugated roof sheets. This field barn is divided into 3 rooms. Area I is used as a horse stable with a concrete floor and 3 horse boxes. Area II is used as a storage space for machines and has a concrete floor and a wooden sliding door. Area III used to be a young cattle barn. The wells are still present on the right and left side of this area.

Muck heap:

The dung heap has a concrete floor and walls.

Expansion is possible with:

Farmland:
The farmland that belongs to the farmhouse is currently being used to cultivate corn. It can be accessed through a private entrance.

An irrigation well (circa 75 meters deep) is present for watering the land.
Details:

- Contents farmhouse: circa 1700 m³.
- Area farmhouse: circa 347 m².
- Other enclosed area: circa 185 m².
- The roof was replaced with new roof tiles and insulated 15 years ago.
- The farm is equipped with double glazing, with the exception of the rear and front doors.
- The poultry barns feature insulated roofs.
- The property is connected to water, electricity and plumbing. There is also a gas tank present.
- There is a cesspool on the property.
- An environmental permit is available for keeping 10 sheep (older than 1 year), including lambs up to 45 kg, 20.700 breeding stock for chickens (younger than 19 weeks) and 3 adult horses (3 years and older).
- There are no longer poultry rights available
- There is a permit in accordance with the nature conservation act.
- Beautifully located near the canal with plenty of privacy and views of the surrounding farmlands. The property is situated within cycling distance of Someren-Eind with all the necessary facilities. Good accessibility due to favourable location in relation to roads to Helmond and Weert.
- For further information or to make an appointment for a viewing please contact our office in Helmond.
Map

Ground floor

Gezandebaan 2 in Someren
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SEVERAL IMPORTANT ASPECTS

• The aforementioned descriptions and enclosed maps merely serve as an indication. During a viewing you can see the actual status, which you must base any decisions on.

• There may be some scale deviations as a result of the digitisation of the drawings.

• We have tried to provide you with the best possible information regarding this property. However, it is your duty to carry out further investigations as a buyer, which is your own responsibility. You may choose to have an agent accompany you for assistance.

• Our file on this property includes a questionnaire completed by the client, as well as a list of items which will remain in the property. Copies of these lists are available upon your request.

• A viewing is an exciting affair for both the buyer and the seller, one which may lead to important consequences. We would be most appreciative if you could inform us of your thoughts and findings within a few days after your viewing. This will allow us to inform our client(s) accordingly.

• If an agreement is reached between the buyer and the seller, we will draw up a deed of sale in accordance with the latest model, set by the Dutch Association of Estate Agents and Property Experts (Nederlandse Vereniging van Makelaars in onroerende goederen en vastgoeddeskundigen NVM), the Consumers’ Association (de Consumentenbond) and the Home Owners Association (Vereniging Eigen Huis).

• A bank guarantee will be required within 10 working days of your purchase. Your bank/lender or our mortgage advisor will easily be able to arrange this for you.

• We feel the information provided has come from a trustworthy source and has been compiled with the utmost care. However, Van Santvoort Makelaars B.V. does not accept any responsibility regarding the accuracy of this information. This information has been provided to multiple parties without obligation and is not an offer within the context of the Civil Code, yet exclusively an invitation to negotiate. We reserve the right for our client to approve any possible transaction.

• Please visit www.vansantvoort.nl for our complete listing.

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✓ Volledige ontzorging bij aanvragen voor eventueel noodzakelijke wijzigingen van het bestemmingsplan, inclusief alle contacten met de overheid.

✓ Advies op maat over al uw vraagstukken op het gebied van hippisch vastgoed, van visieontwikkeling en locatiekeuze tot realisatie en mestregistratie.

✓ Onderzoeken, rapporten en vergunningsaanvragen, zoals bouw- en milieuvergunningen.

✓ Door onze kennis en ervaring binnen de overheid, de specialisatie van ruimtelijke ordening met name in het buitengebied en een passie voor paarden, bent u bij ons aan het juiste adres om uw plannen te verwezenlijken.

Ons dienstenpakket bestaat uit:

✓ projectmanagement
✓ visieontwikkeling
✓ strategiebepaling
✓ projectbegeleiding
✓ beleidscheck
✓ indienen principeverzoek
✓ bestemmingsplanwijziging
✓ adviserings over procedures bij de overheid
✓ begeleiding en coördinatie procedures
✓ coördinatie onderzoeken
✓ NB-wetvergunning (natuurbescherming)
✓ begeleiden van omgevingsdialog
✓ mestregistratie paardenhouderij
✓ en nog veel meer

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