



Baerz & Co

LUXURY HOMES
INTERNATIONAL

MEMBER



PROPERTY BROCHURE



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TER APEL

HANETANGERWEG 6 - 9561 PE - NETHERLANDS

€650,000 k.k.

TER APEL

HANETANGERWEG 6 - 9561 PE

ASKING PRICE

€650,000 k.k.

Status

beschikbaar

Acceptance

in overleg

CONSTRUCTION

Kind of house

Woonboerderij, vrijstaande woning

Building type

bestaande bouw

Construction period

1925

Particulars

dubbele bewoning mogelijk,
dubbele bewoning aanwezig,
toegankelijk voor ouderen,
kluswoning

SIZES AND LOCATION

Living area

784 m²

Other indoor space

7 m²

External storage space

30 m²

Volume

3052 m³

Plot size

12320 m²

Location

aan bosrand, aan rustige weg, vrij
uitzicht, beschutte ligging, buiten
bebouwde kom, in bosrijke
omgeving, landelijk gelegen



VILLA FRIESLAND MAKELAARDIJ

Lange Marktstraat 1
8911 AD Leeuwarden

+31 582300623
info@villafriesland.nl



TER APEL

HANETANGERWEG 6 - 9561 PE

LAYOUT

Rooms	23
BedRooms	14
BathRooms	3
Floors	2
Facilities	rookkanaal, schuifpui, dakraam, glasvezel kabel, natuurlijke ventilatie

ENERGY

Class	G
Index	
End date	2035-09-04

MISCELLANEOUS

Insulation	dakisolatie, muurisolatie, vloerisolatie, gedeeltelijk dubbel glas
Type of roof	schilddak
Roof materials	pannen
Inside maintenance	matig
Outside maintenance	matig

C.H.

Heating	gaskachels, houtkachel, pelletkachel
Hot water	geiser eigendom

SHED

Type	vrijstaand steen
Facilities	voorzien van elektra
Amount	1

GARAGE

Type	carport
Insulation	geen isolatie

GARDEN

Gardens	tuin rondom
Total surface	12000 m ²
Main garden	tuin rondom
Back entrance	1

PARKING

Facilities	op eigen terrein, op afgesloten terrein
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TER APEL

HANETANGERWEG 6 - 9561 PE

DESCRIPTION

Double farmhouse with exceptional setting, space, privacy and potential

In the wooded hamlet of Barnflair, within the municipality of Westerwolde, this distinctive double farmhouse dating from 1872 is quietly situated along a country lane that transitions into a cycle path. Surrounded by trees, meadows, arable land and nature, and set on a generous plot of 12,320 m², this is a place where serenity, freedom and complete privacy are a daily reality.

The grounds are attractively laid out with garden, orchard and private woodland. Deer, rare birds and other wildlife are frequent visitors rather than exceptions. Notably, the entire plot is designated for residential use, further enhancing the uniqueness of this exceptional property.

Living with character and remarkable versatility

The farmhouse comprises:

- *An independent front house with private terrace and shed/stable
- *An independent rear house with practice/workspace
- *A generous central barn with studio apartment

All residential units enjoy open, green views. This layout makes the property exceptionally suitable for multi-generational living, dual occupancy, assisted living, working from home, a bed & breakfast or a small-scale business.

The total living area amounts to approximately 784 m², with an impressive volume of 3,052 m³. In total, the property offers:

- *15 bedrooms
- * 3 kitchens
- * 3 bathrooms
- * 3 toilets
- * Various additional rooms and storage areas

The farmhouse is in need of renovation and sustainability upgrades, offering an outstanding opportunity to transform this unique estate entirely to your own vision and contemporary living standards, or to explore redevelopment possibilities. Given its size, layout and extraordinary location, the potential is exceptional. A building inspection report is available for review.

Layout

Front House

Private entrance with terrace and detached storage/outbuilding.

The front door opens into a long hallway with fitted cupboards.

To the right: a living room en suite and a bedroom.

To the left: a kitchen with utility room, a bathroom with bathtub and washbasin, a separate toilet, a storage room and a raised room with cellar below.

Heating via gas heaters.

Rear House

Private entrance with hallway, staircase and access to two bedrooms and the living room.

From the living room, a further hallway leads to a bedroom with washbasin and four additional bedrooms.

The atmospheric L-shaped living room features a wood-burning stove and, thanks to its many windows, offers beautiful views over the garden, terraces, fields and woodland. Here, indoor and outdoor living blend seamlessly.

The living room flows into the spacious kitchen-diner, fitted with various built-in appliances.

Adjacent to the kitchen is a hallway providing access to a generous, light-filled practice/workspace, the utility room with laundry facilities, and a bathroom with bathtub, toilet and washbasin.

The upper floor is divided into several sections and currently used as storage attic space.

Heating via wood-, pellet and gas-fired stoves.

The Barn ("Deel")

Accessible from both the front and rear houses, the barn is divided into multiple spaces, including a studio with kitchen, bedroom en suite and bathroom, four additional bedrooms and two storage rooms.

The open gallery surrounding the central square features a staircase leading to extra storage and several rooms above the front house.

Heating via gas heaters.

Exceptional outdoor living

The fully enclosed grounds offer a versatile and nature-rich outdoor environment:

- * Landscaped garden, orchard and private woodland
- * Former horse arena with its own drainage system
- * Detached brick barn with electricity, suitable for storage or vehicle housing
- * Chicken coop with enclosed run
- * Underground natural water source for irrigation

An ideal retreat for those seeking peace, nature and space for a retreat, animals, hobbies or an outdoor-oriented lifestyle.

Location

Situated close to the German border in the hamlet of Barnflair (municipality of Westerwolde, Groningen), offering a perfect balance between rural tranquillity and accessibility:

- * Several primary schools nearby
- * Secondary school approx. 3.5 km
- * Shops and supermarkets approx. 3.5 km
- * German supermarket approx. 3.5 km
- * Heated outdoor swimming pool approx. 6 km
- * German holiday park with public swimming lake approx. 12 km
- * Extensive walking and cycling routes; forest approx. 500 m
- * Emmen approx. 20 min | Groningen approx. 45 min | Zwolle approx. 60 min | Drachten approx. 60 min

Viewings

Are you looking for a farmhouse for sale in Groningen, offering ample land, privacy and multiple residential units?

Then Hanetangerweg 6 in Ter Apel is well worth a personal viewing.

The sellers will personally conduct the viewing.

Appointments and further information are available exclusively via the selling agent.

Disclaimer

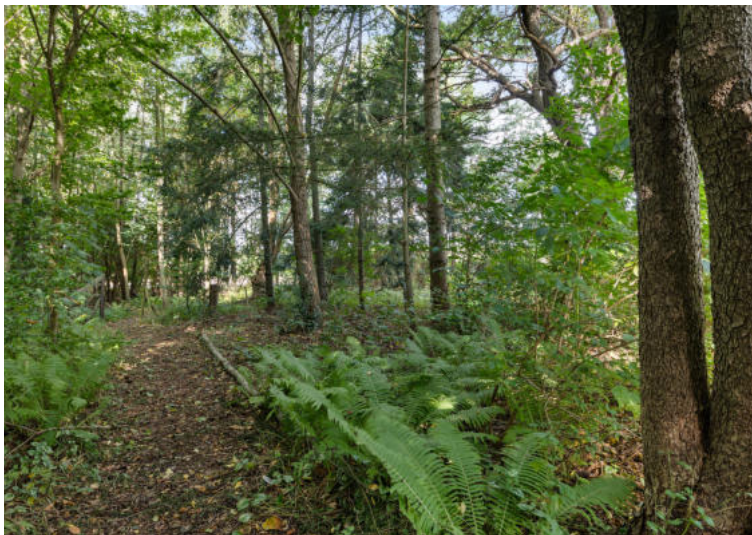
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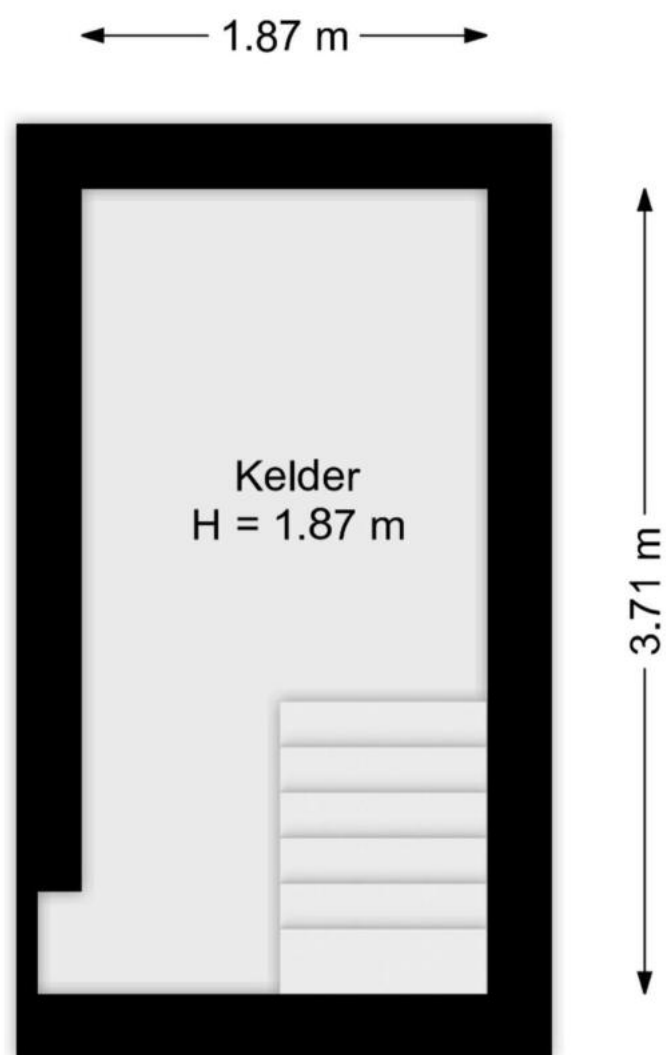




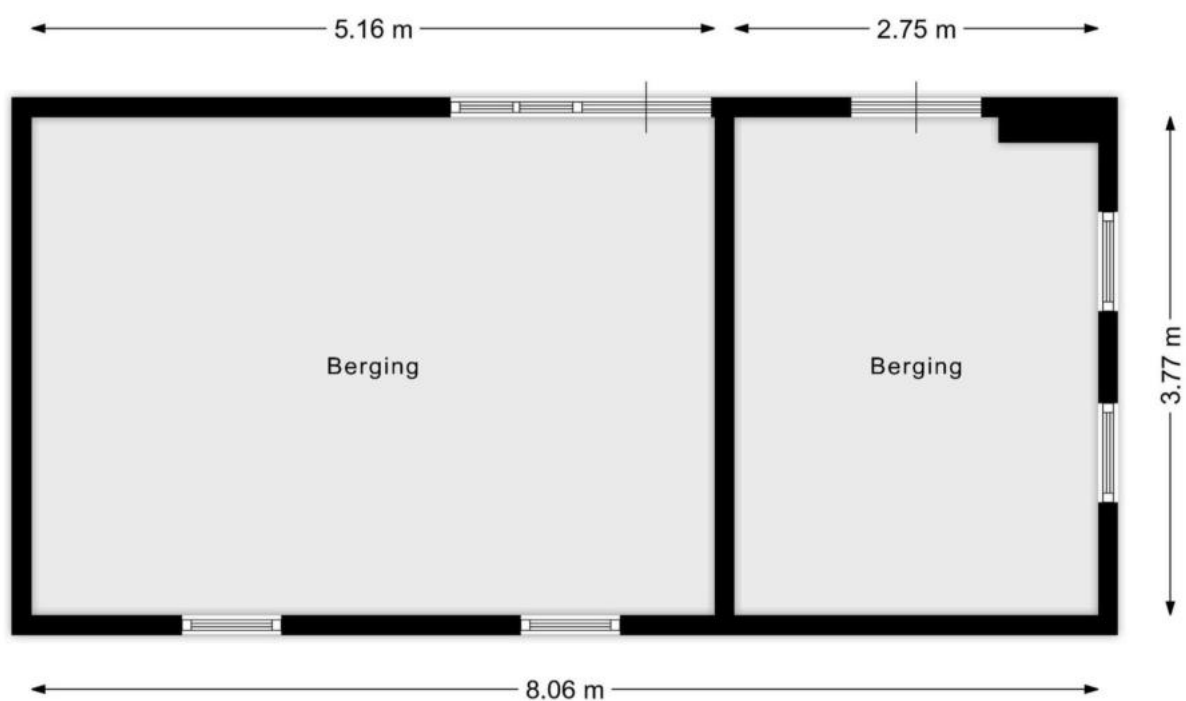








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