



Luxury renovated manor in Wachtendonk - Wankum



# DOBINÉ

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TYPE OF OBJECT                      luxuriously renovated manor with 4 living units and 1 office unit

LOCATION                                      Wachtendonk - Wankum

PLOT    approx. 19,211 m<sup>2</sup>  
 If desired, a forested plot of approx. 6,611 m<sup>2</sup> can be acquired in addition.

YEAR BUILT                                      first mentioned in the 1540s, rebuilt in 1828

RENOVATION                                      fully renovated from 2005 - 2010

LIVING AREAS	manor	approx. 376 m <sup>2</sup>
	farmhouse	approx. 129 m <sup>2</sup>
	middle house	approx. 210 m <sup>2</sup>
	hunting	approx. 85 m <sup>2</sup>
	cottage office	approx. 242 m <sup>2</sup>
	<hr/>	
	total	approx. 1,042 m <sup>2</sup>

CAR    carport with 8 parking places, outdoor spaces

ENERGY CERTIFICATION                      38.9 kWh (m<sup>2</sup>a) according to demand certificate ("Bedarfsausweis"), energy efficiency class A, primary energy sources: heat pump (electricity), heating oil

SALE PRICE                                      3,400,000.- Euro

COMMISSION                                      3.57 % (incl. 19 % VAT)



This offer is confidential and only intended for your own use. The information given in this offer is made to the best knowledge but without guarantees of its correctness. It is only intended for the receiver. If this offer is handed on to third parties without our knowledge and approval, the receiver must pay us if necessary the entire commission lost. If a contract is drawn up without our knowledge, the receiver is obliged to make us aware of it. The commission is to be paid for the negotiation or the proof of purchase. The entitlement to commission becomes valid on notarial certification.



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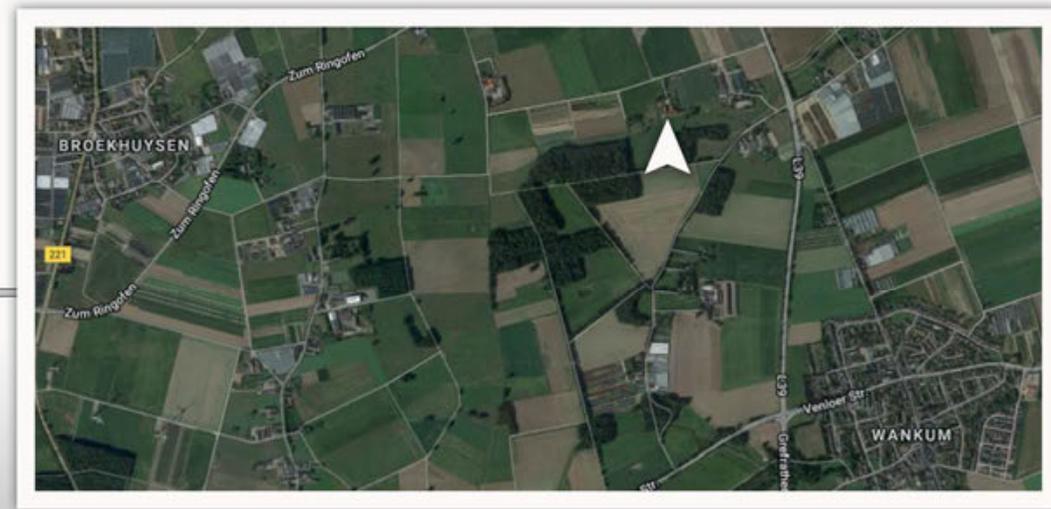
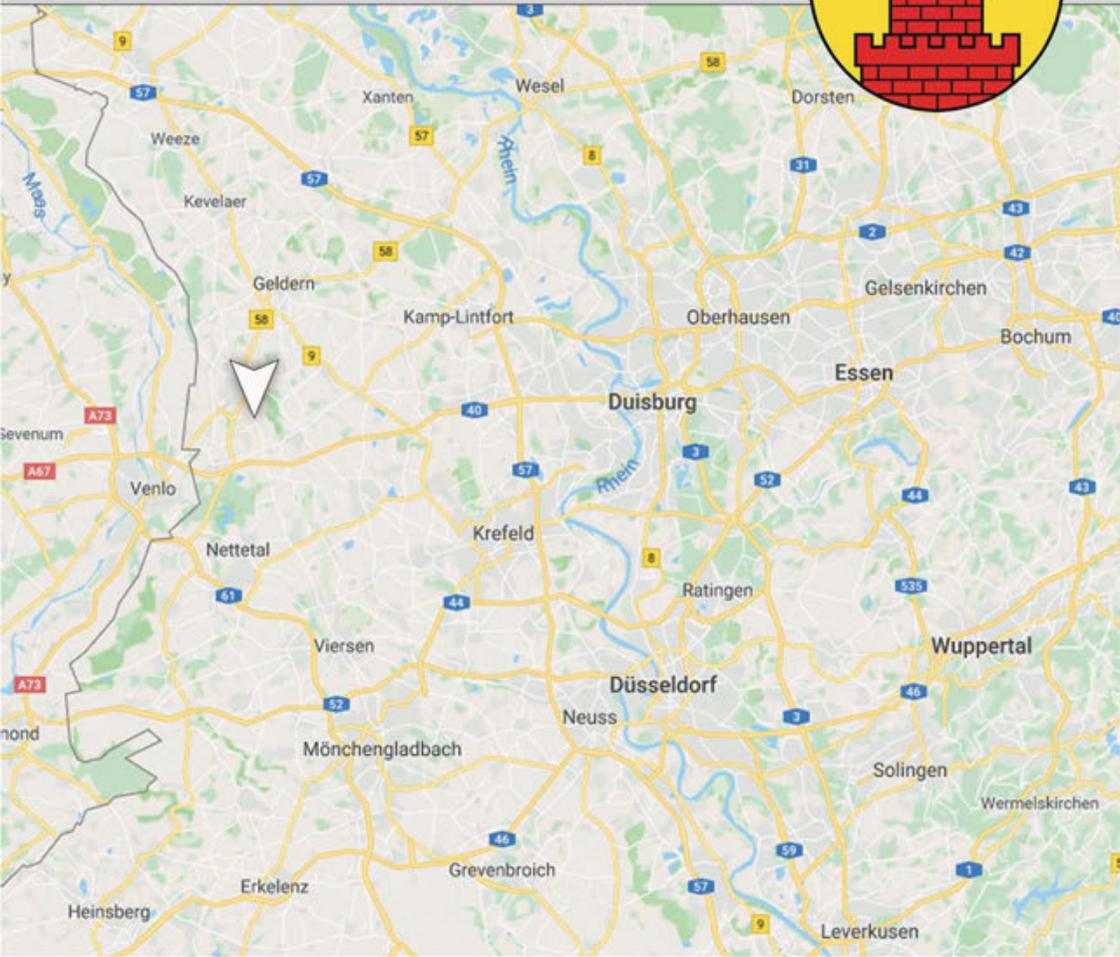
## LOCATION AND SURROUNDING AREA

The Wachtendonk municipality is part of the larger district of Kleve in the administrative region of Düsseldorf. It is on the lower stretch of the Rhine, just over the border from the Dutch city of Venlo. Here, in the heart of nature, with conservation areas, meadows and fields on all sides, life is especially calm. The directly adjoining properties are detached houses, farms and stables. Numerous moated castles and manors grace the local area along the river Niers.

The beloved Wankumer Heide nature reserve offers numerous outdoor leisure opportunities and welcomes walkers, joggers and cyclists. In addition, those who like water sports can go water-skiing or wakeboarding in the Blaue Lagune activity park. The nearby rock-climbing garden is also a popular destination for young and old.

Wachtendonk has good infrastructure. Everything you need on a daily basis, as well as nurseries and schools, can be found in the local area, sometimes within walking distance, at others a few minutes away by car or bike.

Access to the A40 motorway is also only a few minutes distant, linking Wachtendonk to the cities close by and the Ruhr area.



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The property is one of the oldest buildings in Wankum. First mentioned as a "Wehrhof", or fortified manor, in the year 1540, the original building did not survive subsequent armed conflicts on the lower Rhine and frequently had to be rebuilt. For centuries, under the name of "Eckhof" or "Tömpferhof", it has been an important element of the Wankum landscape.

From 2005 - 2010 the building, which had become dilapidated, was structurally restored, adapted to suit strict modern requirements, and since then has been the headquarters of a company and a home for several generations. Each of the self-contained apartments is furnished to an elevated level and has its own portion of garden.



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## FURNISHINGS AND SPECIAL FEATURES

- + 4 living units furnished to a high quality standard and a separate office unit
  - + fully structurally restored
  - + underfloor heating in all living and office units (except cottage and farmhouse)
  - + secluded, leafy situation
  - + 2 grand entrances with electrical barriers and video intercoms
  - + comfortably laid-out inner courtyard with fountain
  - + garage with studio extension (heated)
  - + orangery (also can be heated)
  - + second garage building with tool shed
  - + original Finnish Kelo log-cabin sauna with oxygen inhalation system
  - + 3 stables in the coach house, chicken coop
  - + enclosed plot
- and much more...

## MANOR

- + generous living concept
  - + ceiling heights of up to seven metres
  - + gallery
  - + two bedrooms
  - + tastefully furnished bathrooms
  - + refined kitchen with island unit and gas oven
  - + dark wooden floorboards
  - + exposed walls
  - + designer switch programming
  - + in part with historical building materials.
  - + windows mainly down to floor level
  - + extensive terrace areas
  - + open fireplace in living room
  - + open fireplace in kitchen
  - + spa area with swimming pool
- and much more...





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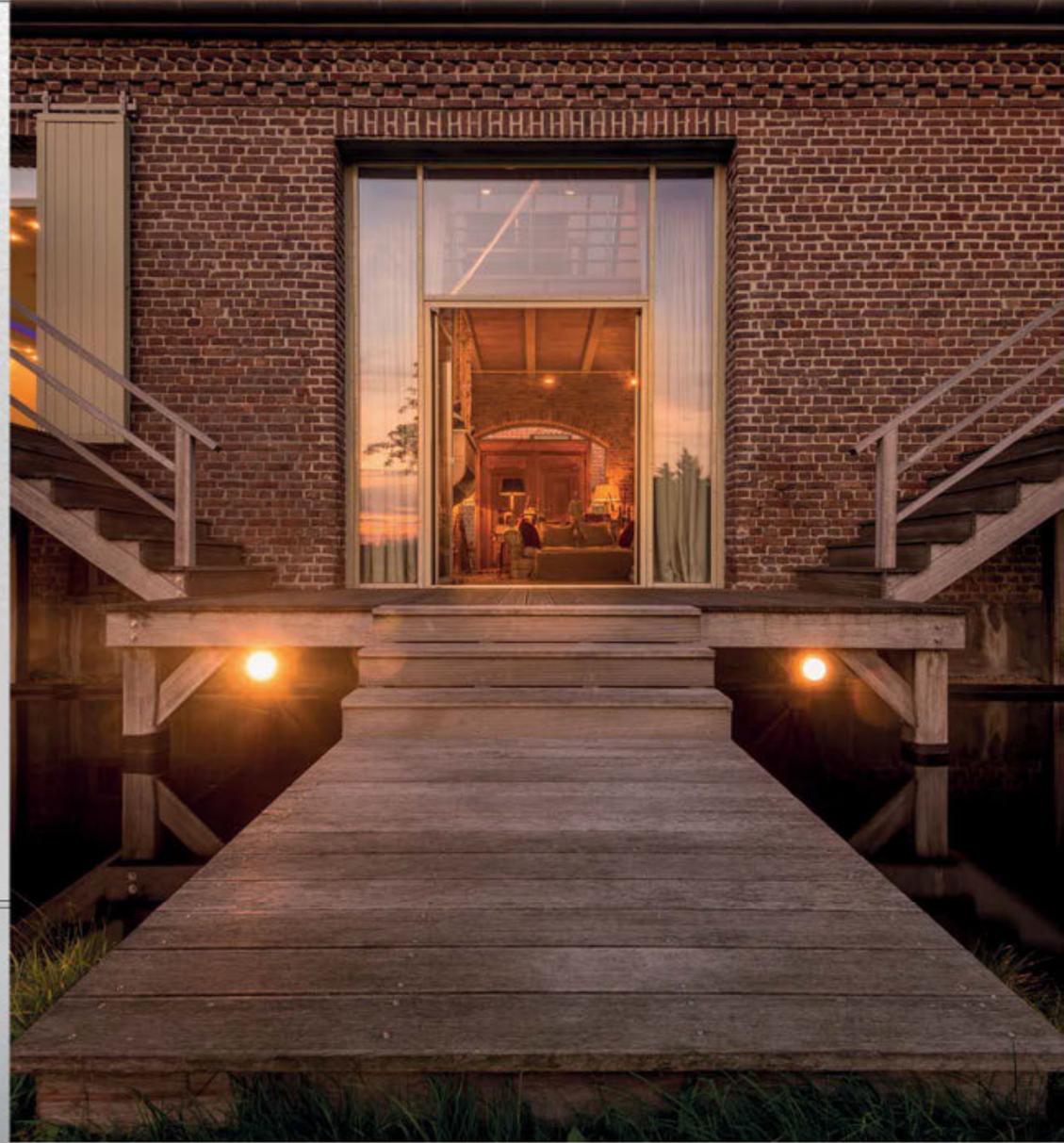


The extensive plot has an area of approx. 19,211 m<sup>2</sup>. Well-tended lawns with mature trees define its appearance. A small stream, the Langendorfer Bach, crosses the premises, which are surrounded by poplars for privacy, giving real Rhenish charm. There is also the possibility of acquiring an additional, neighbouring, wooded plot with an area of approx. 6,611 m<sup>2</sup>.



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The generously laid-out manor house is surrounded by a moat. Continuous circulation of the water guarantees its good quality and makes an excellent habitat for the trout that are established here.



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## OWNER APARTMENT IN THE MANOR HOUSE

The owner apartment in the manor house is very generously apportioned. Its appearance and design are distinguished by the tasteful combination of historical and modern materials. Here, steel and glass meet exposed brickwork and wooden floors. Wide panoramic windows and an open gallery ensure adequate sunlight. On the ground floor are the living spaces, the dining area and the open-plan living-room/kitchen with island unit. The home spa area with swimming pool is also on this level. In the upper storey are two bedrooms with en suite, modern bathrooms.



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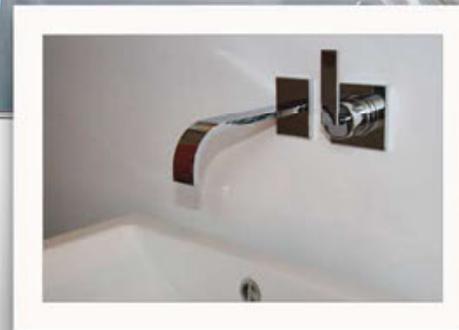


A short stairway leads to the upper dining area with its adjoining kitchen with island unit and gas oven.



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The swimming pool in the manor is fitted with the most up-to-date Ospa swimming-pool and climate technologies with a chlorine/ozone system. Colourful LED lighting and a star-studded ceiling ensure a relaxed, cosy atmosphere. The neighbouring pool terrace is perfect for sunbathing.



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Alongside marketing premium properties, our services also include acquisition of plots, project development and management and the construction of turnkey homes in the best locations around Düsseldorf.

In addition, we redesign hard-to-sell and ageing properties in a contemporary fashion and lead them on the path to marketability. For us, project management means full, reliable service: whether it's for marketing, modifying or new building.



Managing director  
Harald Robiné

ROBINÉ Projektmanagement GmbH & Co. KG

Cecilienallee 54 / 55  
90

D - 40474 Düsseldorf

[info@robine-projekte.de](mailto:info@robine-projekte.de)

Telephone +49 (0)211 - 890 36

Fax +49 (0)211 - 890 39 99

[info@robine-projekte.de](mailto:info@robine-projekte.de)

[www.robine-projektmanagement.de](http://www.robine-projektmanagement.de)