



DORTHERWEG 39
EPSE, THE NETHERLANDS

RE/MAX

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WELCOME IN EPSE

Charming family home, surrounded by nature.

Nestled amidst lush greenery, this spacious and characterful villa offers the perfect blend of tranquility and comfort. Located on the sought-after Dortherweg in Epse, this exceptional property includes two detached homes—a main villa and an additional guesthouse—providing a total living space of 299 m² (3,218 sq ft)

Set on an expansive 7,760 m² (83,515 sq ft) plot, the estate features a natural swimming pond, mature gardens, and ample outdoor space for relaxation and recreation. Originally built in 1965 and meticulously maintained, the home boasts an energy label B, ensuring both comfort and efficiency.

A rare opportunity to own a serene retreat with endless possibilities. Experience this extraordinary home firsthand—schedule your private viewing today.



A SERENE LANDSCAPE OFFERING
PEACE, PRIVACY, AND STUNNING
NATURAL BEAUTY.

THIS EXPANSIVE 7,760 M²
(83,515 SQ FT) PLOT OFFERS THE
PERFECT BALANCE OF OPEN,
UNOBSTRUCTED VIEWS AND
SECLUDED, SHELTERED SPOTS,
ALLOWING YOU TO ENJOY BOTH
PRIVACY AND THE BEAUTY OF
NATURE.





THE MAIN HOUSE OFFERS THE PERFECT BLEND OF COMFORT AND SUSTAINABILITY, FEATURING SOLAR PANELS, SPACIOUS TERRACES AT BOTH THE FRONT AND REAR, AND STUNNING VIEWS OVER THE EXPANSIVE PROPERTY.



A STYLISH AND MODERN KITCHEN
IN THE MAIN HOUSE, FEATURING
SLEEK FINISHES, AMPLE STORAGE,
AND A SEAMLESS CONNECTION
TO THE OUTDOOR TERRACE.





A BEAUTIFULLY DESIGNED GROUND-FLOOR BATHROOM IN THE MAIN HOUSE, FEATURING A FREESTANDING BATHTUB, ELEGANT FINISHES, AND A WARM, NATURAL AMBIANCE.



THE FRONT OF THE PROPERTY
FEATURES A PRIVATE DRIVEWAY WITH
A GATED ENTRANCE, OFFERING
AMPLE PARKING SPACE FOR
MULTIPLE VEHICLES IN A SECURE
AND SECLUDED SETTING.



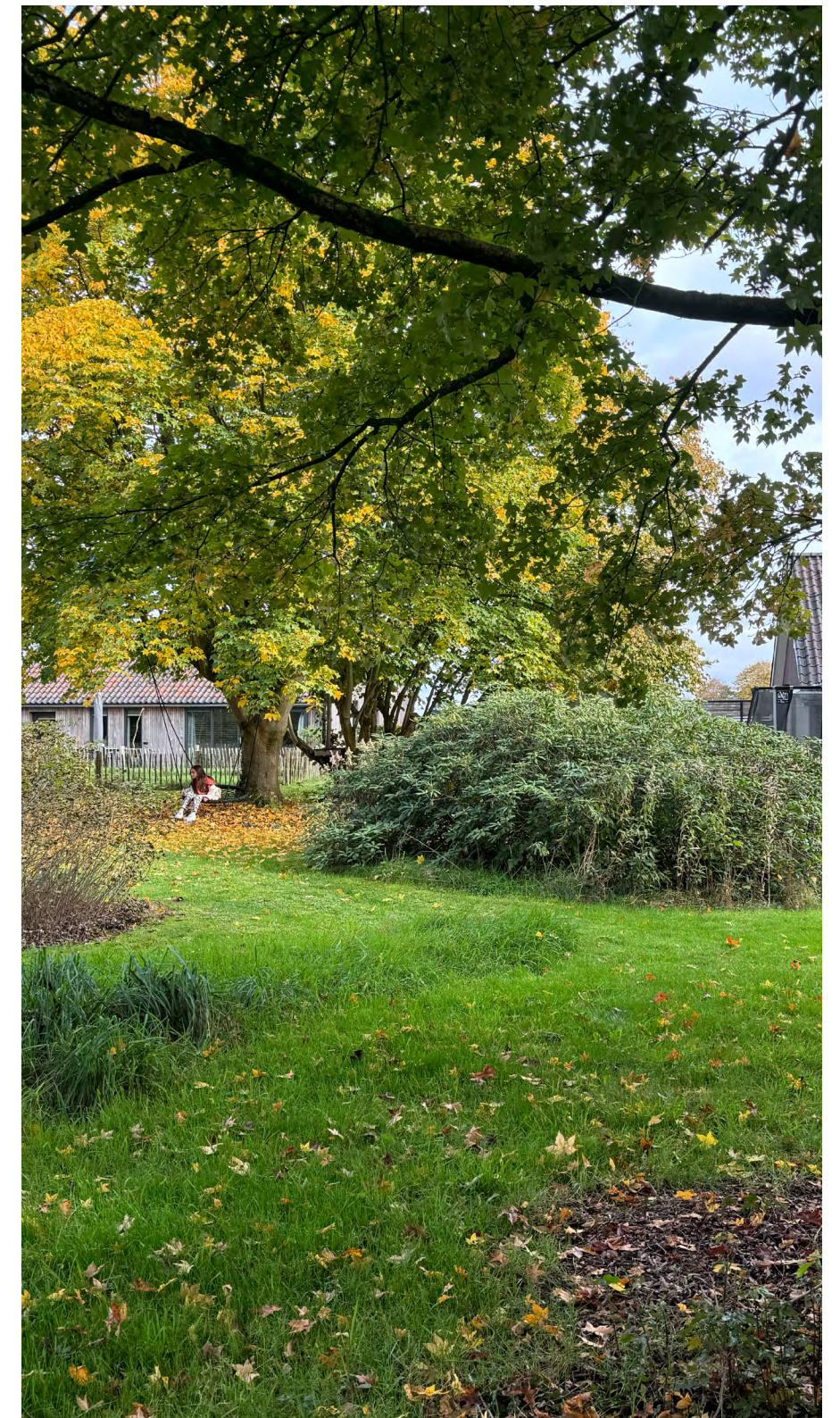
SUMMARY

Set in the serene, wooded landscape of Epse, this charming estate offers a rare combination of space, nature, and versatility.

Situated on an expansive 7,760m² (83,515 sq ft) plot, the property includes two detached homes—a main villa and a separate guesthouse—perfect for multi-generational living or hosting guests. With a total of 299m² (3,218 sq ft) of living space, the main house features a bright open-plan kitchen, cozy living areas, and stylish finishes, while the guesthouse provides additional privacy and flexibility. Large windows and multiple terraces offer a seamless connection to the lush outdoors.

Designed for both relaxation and sustainability, the estate boasts a natural swimming pond, solar panels, and an energy-efficient design. The private driveway with a gated entrance ensures security and convenience, while the surrounding greenery provides a perfect balance of open views and secluded seating areas. Whether enjoying the unobstructed sunset views, exploring the surrounding nature, or unwinding in one of the many sheltered seating areas, this home offers a perfect retreat from city life.

Blending rural charm with modern comforts, this unique property is a sanctuary of privacy, sustainability, and natural beauty. Contact us today to schedule a private viewing and discover your future home in Epse, The Netherlands.



FACILITIES

- Dual-household living possible
- Low maintenance swimming pond
- Peaceful and wooded surroundings
- Unobstructed views for stunning sunsets
- EV charging connection available
- Energie label rating B

FEATURES

Property type: Villa with detached barn house
Year of construction: 1965
Total Bedrooms: 6
Full Bathrooms: 3
Half Bathrooms: 2
Stories: 2
Parking: Driveway

Living area: 299 m² (3,218 sq ft)
Non-livable indoor space: 8 m² (86 sq ft)
Outdoor storage: 36 m² (388 sq ft)
Plot size: 7760 m² (83,515 sq ft)





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Damian van Dijk

Born in Wageningen and raised in Veenendaal, Damian has extensive knowledge of the region. He attended local schools and is now raising his two children with his girlfriend in the Rivierenland area, specifically in Beneden-Leeuwen.

Beyond his love for family and real estate, Damian's other passion is the thrill of mountain biking. The adrenaline, skill, and surrounding nature make it a perfect way to clear his mind—allowing him to stay even more focused on achieving optimal goals for himself and others.

EXCLUSIVE PROPERTY VALUATION

Knowing the value of your home is essential, not only when selling but also for refinancing your mortgage or funding renovations. Your property may hold significant untapped equity. Considering selling your luxury home? Start with a discreet and professional valuation by Damian van Dijk – your trusted RE/MAX real estate agent.

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