



Plot area 3365 m² | Area 250 m² | 1 Bathroom(s) | 4 Bedroom(s) |

Description

A beautifully renovated villa on a spacious plot of approximately 3,300 m² in Jezus-Eik. The villa comprises a living area of approx. 250 m² featuring: spacious entrance hall approx. 25 m² - living room with dining area approx. 50 m² opening onto a terrace and garden - fully fitted kitchen with appliances - utility room/storage room - single garage with storage space - 4 bedrooms - 1 bathroom - separate study - dressing room. The property has been renovated over the years. Features include various fruit trees, an authentic conservatory and meadows (ideal for a pony). EPC: 274 kWh/m²/year (C). Close to major roads, the town centre, public transport and schools.

| <i>General</i> | | <i>Comfort</i> | |
|----------------------|------------------------------|-------------------------|--------------|
| Habitable surface | 250 m ² | Bedroom(s) | 4 |
| Surface area of land | 3365 m ² | Bathroom(s) | 1 |
| Garage(s) | 1 | Heating | Gas |
| EPC | 274 kWh/m ² /jaar | Glazing | Double |
| EPC category | C | Electricity certificate | Yes, conform |
| Year of construction | 1930 | Rear facade orientation | South |
| Renovation year | 2020 | | |
| State | good condition | | |

Urban planning information

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| Building permit | Not applicable |
| Summons and recovery claim | Not applicable |
| Urban development destination | Requested |
| Pre-emption right | No |
| Subdivision permit | Not applicable |
| Flood-prone area | Niet gelegen in een overstromingsgevoelig gebied |
| G-score: | Class A |
| P-score: | Class A |
| G-score | Class A |
| P-score | Class A |

Financial

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|------------------|-----------|
| Price | € 650.000 |
| Cadastral Income | € 1.522 |



