Well-maintained and energy-efficient villa

1560 HOEILAART



Plot area 670 m² | Area 220 m² | 3 Bathroom(s) | 5 Bedroom(s) |

Description

This well-maintained and bright villa is located in the sought-after residential neighborhood of Ten Trappen, on a south-facing lot of 7 are. The home features an entryway, a spacious living area with a dining room and fireplace, five bedrooms, three bathrooms, and a multipurpose room. There is also a two-car garage, a laundry room, a storage room, and a utility room. The beautifully landscaped garden with lovely plantings is a wonderful place to fully enjoy the sun and the outdoors. Thanks to the easy access to the E411, major highways are within easy reach. The villa has an EPC rating of 162 kWh/m²/year and will be available starting January 1, 2027. Contact Pamela at 0474 91 15 14 to schedule a visit.

General

Habitable surface	220 m²
Surface area of land	670 m²
Garage(s)	2
Parkings (outside)	2
Floor	2
EPC	162 kWh/m²/jaar
EPC category	B
EPC code	20231030-0001093185--RES-9
Year of construction	1980
Renovation year	2023
State	Perfect state

Comfort

Bedroom(s)	5
Bathroom(s)	3
Heating	Central gas
Glazing	Double
Electricity certificate	Yes, conform
Rear facade orientation	South
Orientation terrace	South

Urban planning information

Building permit	Not yet requested
Summons and recovery claim	Not yet requested
Urban development destination	Not yet requested
Pre-emption right	Not yet requested
Subdivision permit	Not yet requested
Flood-prone area	Gelegen in een overstromingsgevoelig gebied
G-score:	In application
P-score:	In application

Financial

Price	€ 2.400 / month
























