Spacious classic villa on a beautiful lot

3078 EVERBERG



Plot area 886 m² | Area 225 m² | 2 Bathroom(s) | 4 Bedroom(s) |

Description

Spacious and charming classic villa on a beautiful lot of approximately 8a86ca, ideally located near the city center, major roads, public transportation, and schools. The home features a spacious living room with a wood-burning stove, a fully equipped kitchen, an office, 4 bedrooms, 2 bathrooms, and a multipurpose room of approximately 41 m². At street level, there is a double garage, a workshop, a storage room, and a utility room. The villa was thoroughly renovated in 2005 and also features spacious attics, double-glazed windows, gas heating, a garden shed, and a beautifully landscaped private garden with a terrace. A spacious and versatile family home with numerous possibilities in a sought-after location in the Armendaal area. EPC: 237 kwh/m²/year (C).

General

Habitable surface	225 m²
Surface area of land	886 m²
Garage(s)	2
EPC	237 kWh/m²/jaar
EPC category	C
Year of construction	1974
Renovation year	2005
State	good condition

Comfort

Bedroom(s)	4
Bathroom(s)	2
Heating	Central gas
Glazing	Double
Electricity certificate	Yes, not-conform

Urban planning information

Building permit	Yes
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 C
G-score	Class A
P-score	Class C

Financial

Price	€ 695.000
Cadastral Income	€ 2.578






























