



Plot area 1400 m² | Area 290 m² | 4 Bathroom(s) | 4 Bedroom(s) |

Description

A beautifully renovated “coup de cœur” villa on an exceptional +/- 14 are plot, quietly situated in a sought-after residential neighborhood. This move-in-ready villa combines space, character, and versatility. The home features a light-filled living area with oak parquet flooring and a wood-burning stove, a fully equipped open-concept kitchen with direct access to the terrace and private garden, 4 spacious bedrooms, 4 bathrooms, an office, and a separate studio with its own entrance—ideal for a freelance business, a practice, or a granny flat. Additional highlights include the garage, spacious storage rooms, attic, garden shed, and the high-quality complete renovation (1998–2002), which included the roof, utilities, kitchen, bathrooms, and finishes. A unique property with stunning views, plenty of privacy, and numerous possibilities. EPC: B (159 kwh/m²/year).

<i>General</i>	
Habitable surface	290 m²
Surface area of land	1400 m²
Garage(s)	1
EPC	159 kWh/m²/jaar
EPC category	B
Year of construction	1964
Renovation year	2002
State	good condition

<i>Urban planning information</i>	
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 C
P-score:	Class D
G-score	Class C
P-score	Class D

<i>Comfort</i>	
Bedroom(s)	4
Bathroom(s)	4
Heating	Central gas
Glazing	Double
Electricity certificate	Requested

<i>Financial</i>	
Price	€ 845.000
Cadastral Income	€ 3.230





