



Plot area 1011m² | Area 350 m² | 2 Bathroom(s) | 4 Bedroom(s) |

Description

Stunning new-construction home from 2019 – a “coup de coeur villa”–finished with high-quality materials on a quiet, cul-de-sac lot with a southwest-facing property of approximately 10 are. The property includes: a spacious entry hall with built-in coat closet and restroom; a spacious living area of approximately 125 m² featuring a dining room, gas fireplace, home office, and a fully equipped open kitchen with an island and dining area; a laundry room/storage area; 4-5 spacious bedrooms; a home office; and 2 bathrooms. Heated swimming pool. Heat pump heating. Electrical system is conform. Unique location on a cul-de-sac near major roads, the city center, public transportation, and schools. Energy rating: E17 (A - 26 kWh/m²/year).

General

Habitable surface	350 m ²
Surface area of land	1011 m ²
EPC	26 kWh/m ² /jaar
EPC category	A
Year of construction	2019
State	Perfect state

Comfort

Bedroom(s)	4
Bathroom(s)	2
Heating	Heat pump
Glazing	Double
Electricity certificate	Yes, conform
Rear facade orientation	South West

Urban planning information

Building permit	Not applicable
Summons and recovery claim	Not applicable
Urban development destination	Requested
Pre-emption right	Yes
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

Price	€ 1.395.000
Cadastral Income	€ 3.453





