



Plot area 1011m<sup>2</sup> | Area 350 m<sup>2</sup> | 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 m<sup>2</sup> 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; dressing ; 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/m<sup>2</sup>/year).

**General**

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

**Comfort**

Bedroom(s)	4
Bathroom(s)	2
Heating	Heat pump
Glazing	Single
Electricity certificate	Yes, conform
Rear facade orientation	South West
Comfort inside	Dressing
Comfort outside	Photovoltaic solar panels

**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	€ 1.375.000
Cadastral Income	€ 3.453





