



Plot area 720 m<sup>2</sup> | Area 300 m<sup>2</sup> | 2 Bathroom(s) | 5 Bedroom(s) |

### *Description*

A fully renovated, spacious villa in a prime location in the sought-after Ten Trappen neighborhood, situated on a beautiful southeast-facing lot of approximately 720 m<sup>2</sup>. This move-in-ready home was completely renovated from top to bottom between 2021 and 2023 and offers a perfect combination of space, comfort, and contemporary finishes. The ground floor features a light-filled living area with a fireplace, a luxurious THONON kitchen with a cooking island, two versatile office/playrooms, and a spacious entry hall. Upstairs, there are five full-sized bedrooms, including a master bedroom with an en-suite bathroom, a second bathroom, and a cozy office/library space. The home also features a spacious attic, a basement with numerous storage rooms, and a four-car garage. You'll also enjoy a beautifully landscaped, private garden with a sunny terrace, 12 solar panels with a home battery, an alarm system with cameras, a water softener, and a favorable EPC rating of B (133 kWh/m<sup>2</sup>/year).

|                      |                 |
|----------------------|-----------------|
| <i>General</i>       |                 |
| Habitable surface    | 300 m²          |
| Surface area of land | 720 m²          |
| Garage(s)            | 4               |
| EPC                  | 133 kWh/m²/jaar |
| EPC category         | B               |
| Year of construction | 1996            |
| Renovation year      | 2021            |
| State                | Perfect state   |

|                                   |                                                     |
|-----------------------------------|-----------------------------------------------------|
| <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<br>overstromingsgevoelig gebied |
| G-score:                          | Class A                                             |
| P-score:                          | Class A                                             |
| G-score                           | Class A                                             |
| P-score                           | Class A                                             |

|                         |                   |
|-------------------------|-------------------|
| <i>Comfort</i>          |                   |
| Bedroom(s)              | 5                 |
| Bathroom(s)             | 2                 |
| Heating                 | Central gas       |
| Glazing                 | Double            |
| Electricity certificate | Yes, conform      |
| Comfort inside          | Internet,Dressing |

|                  |           |
|------------------|-----------|
| <i>Financial</i> |           |
| Price            | € 925.000 |
| Cadastral Income | € 4.241   |





