Charming villa to modernize in a quiet location

3090 OVERIJSE



Plot area 606 m² | Area 235 m² | 2 Bathroom(s) | 5 Bedroom(s) |

Description

VISTING DAY: SATURDAY, September 26, from 11 a.m. to 12 p.m. Please confirm your attendance by email or phone. Charming architect house with a unique character, quietly situated on a beautiful south-facing lot of approximately 6 are. This home, which is in need of modernization, offers an excellent foundation for those looking for a spacious family home with great potential in a prime location. The villa features a light-filled living area with a fireplace and a fully equipped open kitchen, a pleasant veranda, five bedrooms, two bathrooms, an office, a cozy mezzanine with a sitting area, and a spacious basement with plenty of possibilities. Enjoy the private terrace and the beautifully landscaped south-facing garden. The home also features an indoor garage, double-glazed windows, and gas-fired central heating. A unique opportunity for anyone who wants to modernize a villa full of character entirely to their own taste. EPC: D (364 kwh/m²/year).

General

Habitable surface	235 m²
Surface area of land	606 m²
Garage(s)	1
EPC	364 kWh/m²/jaar
EPC category	D
Year of construction	1960
Renovation year	1990
State	good condition

Comfort

Bedroom(s)	5
Bathroom(s)	2
Heating	Central gas
Electricity certificate	Yes, not-conform
Orientation terrace	South

Urban planning information

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 A
P-score:	Class A
G-score	Class A
P-score	Class A

Financial

Price	€ 635.000
Cadastral Income	€ 2.781

























