Beautiful classic villa in a quiet neighborhood

3090 OVERIJSE



Plot area 1015 m² | Area 185 m² | 1 Bathroom(s) | 3 Bedroom(s) |

Description

A beautiful classic villa on a private lot of approximately 10 are, quietly situated on a dead-end street in a green residential neighborhood with a unique view of the forest. This charming villa combines space, privacy, and contemporary living comfort. The home features a spacious entry hall, a light-filled living area with a wood-burning stove and dining room, a fully equipped open kitchen, 3 bedrooms, and a bathroom. The spacious basement offers numerous additional amenities, including a game room, a wellness area with a sauna and shower, a wine cellar, and a double garage. Thanks to various renovations, a geothermal heat pump, radiant floor heating, and 64 solar panels, this property also benefits from energy-efficient features with an EPC rating of A (29 kWh/m²/year). A particularly pleasant family villa where tranquility, space, and comfort come together in an exceptionally green setting!

General

Habitable surface	185 m²
Surface area of land	1015 m²
Garage(s)	2
EPC	29 kWh/m²/jaar
EPC category	A
Year of construction	1967
Renovation year	2010
State	Perfect state

Comfort

Bedroom(s)	3
Bathroom(s)	1
Showers	1
Heating	Heat pump
Glazing	Double
Electricity certificate	Requested

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	€ 775.000
Cadastral Income	€ 2.702































