



Plot area 1760 m² | Area 230 m² | 3 Bathroom(s) | 5 Bedroom(s) |

Description

Classic and spacious villa on a beautiful lot of approximately 17a60ca, quietly situated on a dead-end street in the sought-after Arboretum neighborhood. The villa features a spacious entry hall, a light-filled L-shaped living area with a fireplace and a view of the garden, a fully equipped kitchen, a practical pantry/laundry room, and a first bedroom with an adjoining shower room. Upstairs, there are four spacious bedrooms, including a generous master bedroom with walk-in closets and a private bathroom, complemented by a second bathroom. The property also features four basement rooms, a hobby room, and a spacious two-car garage. Additionally, it is equipped with an alarm system, a central vacuum system, an automatic gate, and a long driveway. EPC 216 kWh/m² (label C) – electricity compliant. A charming villa with plenty of space and potential, situated on an exceptionally beautiful lot in a particularly quiet and green setting.

General		Comfort	
Habitable surface	230 m²	Bedroom(s)	5
Surface area of land	1760 m²	Bathroom(s)	3
Garage(s)	2	Heating	Central oil fuel
EPC	216 kWh/m²/jaar	Glazing	Double
EPC category	C	Electricity certificate	Yes, conform
Year of construction	1990	Water connection	Ja
State	good condition	Comfort inside	wine cellar

Urban planning information

Building permit	No
Summons and recovery claim	Not applicable
Urban development destination	In aanvraag
Pre-emption right	No
Subdivision permit	Yes
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	€ 1.350.000
Cadastral Income	€ 4.806



