

Plot area 1383 m² | Area 210 m² | 1 Bathroom(s) | 3 Bedroom(s) |

## *Description*

Asking price starting at 595,000 EUR. Open House on Saturday, November 28, from 10 a.m. to 12 p.m. (Please confirm your attendance by email). Beautiful, spacious, and perfectly maintained villa on a private lot of approximately 13a83ca. This exceptionally well-maintained villa (1998), tastefully renovated over the years, offers a perfect combination of space, comfort, and privacy on a beautifully landscaped lot of approximately 13a83ca. The ground floor features a spacious entry hall, a light-filled living area of approx. 70 m² with a cozy fireplace insert, a fully equipped open kitchen with dining area and direct access to the terrace and garden. This floor also includes a practical laundry room and a multipurpose room of approx. 20 m², ideal as an office or extra bedroom. The first floor features three spacious bedrooms—one with a walk-in closet—and a comfortable bathroom with a bathtub and walk-in shower. A detached outbuilding with a garage and additional storage space completes the property. The beautifully landscaped, private garden, the renovated terrace, and the driveway with an automatic gate are additional highlights. A move-in-ready villa with generous spaces, high-quality finishes, and an exceptionally pleasant living environment!

## *General*

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|---|---|
| Habitable surface | 210 m² |
| Surface area of land | 1383 m² |
| Garage(s) | 1 |
| EPC | 102 kWh/m²/jaar |
| EPC category | B |
| Year of construction | 1998 |
| Renovation year | 2019 |
| State | Perfect state |

## *Comfort*

| | |
|---|---|
| Bedroom(s) | 3 |
| Bathroom(s) | 1 |
| Heating | Central gas |
| Glazing | Triple |
| Electricity certificate | Requested |

## *Urban planning information*

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|---|---|
| Building permit | Yes |
| Summons and recovery claim | Not applicable |
| Urban development destination | Requested |
| Pre-emption right | Requested |
| Subdivision permit | Not applicable |
| Flood-prone area | Niet gelegen in een overstromingsgevoelig gebied |
| G-score: | In application |
| P-score: | In application |

## *Financial*

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|---|---|
| Price | € (Minimum price) 595.000 |
| Cadastral Income | € 2.000 |






































