

## FOR SALE - CHARMING HOUSE

Wampenberg 100. B., 2370 Arendonk

€ 349.000

Ref. 7649480.



Number of bedrooms: 4  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 247m<sup>2</sup>  
Surf. Plot: 181m<sup>2</sup>  
Surf. terrace: 73m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 347kwh/m<sup>2</sup>/j

## DESCRIPTION

A beautiful, centrally located corner house just a stone's throw from the center of Arendonk and close to the Dutch border. This surprisingly spacious home offers plenty of possibilities and can be fully customized to your own taste with just a few finishing touches.

Upon entering the home, the exceptionally spacious living area immediately catches the eye. This space formerly served as a small independent business and now offers plenty of possibilities for those who wish to combine living and working or simply enjoy a large living room. Adjacent to this is a separate office space, as well as a cozy sitting room at the back that flows seamlessly into the dining room.

The dining room adjoins the recently renovated kitchen, which has been tastefully decorated and is equipped with all modern conveniences. Next to the kitchen is a practical laundry/storage room. From the dining room, you have access to the paved backyard with a covered terrace and storage shed. Here, too, there are opportunities to further finish or decorate to your own taste. Thanks to the convenient back gate, you can also easily access the rear of the property with bicycles or trash bins.

The first floor features two spacious bedrooms and a generous bathroom, divided into two sections, which can still be partially finished to your personal taste. The second floor offers additional space with a walk-in closet, two full-sized rooms, and access to the attic.

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## FINANCIAL

Price: € 349.000,00

VAT applied: No

Available: At the contract

Land registry income: € 647,00

Liberal profession possible: Yes

## BUILDING

Habitable surface: 247,00 m<sup>2</sup>

Fronts: 3

Construction year: 1956

State: Minor renovation

Number of floors: 2

Main area: 153 m<sup>2</sup>

Front width: 7,00 m

Orientation rear: South-east

Orientation facade: North-west

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

## ENERGY

EPC score: 347

EPC code: 20220503-0002591262-RES-1

## LOCATION

Environment: Central, city

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

Beach nearby: No

## TERRAIN

Ground area: 181,00 m<sup>2</sup>

Width at the street: 7,00 m

Garden: Yes (73,00 m<sup>2</sup>)

Orientation terrace 1: South-east

## LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Veranda: Yes

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 2

Terrace: 73,00 m<sup>2</sup>

Laundry: Yes

Attic: Yes

## TECHNICS

EPC class: D  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Gas: Yes  
Water: Yes

## **PLANNING**

Building permission: Yes  
Destination: Living zone  
Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: No  
Parcelling permission: No  
Water-sensitive open space area: No  
Obligation to renovate: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 11/12/2023  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No  
Management measures recorded in the register of measures: Yes

## **PARKING**

Carport: No  
Parkings inside: No