

FOR SALE - CHARMING HOUSE

Bergenstraat 5, 2470 Retie

€ 525.000

Ref. 4032 AK



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 274m²
Surf. Plot: 1135m²
Surf. terrace: 89m²
Neighbourhood: central

PEB/EPB: 280kwh/m²/j

DESCRIPTION

A charming and exceptionally spacious family home in a green oasis

Centrally located yet wonderfully peaceful, set amidst lush greenery, you will find this charming and exceptionally spacious home on a generous plot of approx. 1,135 m². Thanks to its excellent location, you can reach both Antwerp and Eindhoven in just around 30 minutes, allowing you to enjoy the perfect combination of tranquillity, nature and accessibility.

This characterful home combines authentic details with contemporary living comfort and a subtle artistic touch. The warm atmosphere, the spacious living areas and the beautiful garden make this property a unique home for those who appreciate space and privacy.

On the ground floor, you are welcomed into a pleasant living environment that is fully tailored to modern family life. The spacious living room features an impressive window frontage offering a beautiful view of the garden and providing an abundance of natural light. Adjacent to this is a cosy TV corner, whilst a separate, cosy study provides the ideal spot for working from home or a quiet reading nook. This floor also features a guest toilet and a contemporary, fully equipped kitchen fitted with all modern conveniences.

The first floor accommodates four bedrooms. The spacious master bedroom has its own en-suite bathroom, whilst the three other bedrooms share a well-appointed and comfortable shower room.

A fixed staircase leads to the second floor, a versatile additional space that can be perfectly converted into a hobby room, extra bedroom, playroom, studio or home office.

The exterior of this property is equally impressive. The beautiful, mature garden is a true green paradise and enjoys exceptional privacy. Here you can relax in peace, enjoy the outdoors or have a cosy meal with family and friends. In addition, the property offers ample parking on site and a locked garage.

A home that harmoniously combines space, character, comfort and a unique green living experience.

FINANCIAL

Price: € 525.000,00

VAT applied: No

Available: At the contract

Land registry income: € 889,00

BUILDING

Habitable surface: 274,00 m²

Fronts: 4

Construction year: 1959

State: Good state

Number of floors: 2

Front width: 21,00 m

Type roof: Saddle roof

COMFORT

Furnished: No

LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

Beach nearby: No

TERRAIN

Ground area: 1.135,00 m²

Width at the street: 14,00 m

Garden: Yes

LAYOUT

Living room: 38,00 m²

Dining room: 22,50 m²

Handicap friendly: No

ENERGY

EPC score: 280

EPC code: 20260508-0003863577-RES-1

EPC class: C

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Kitchen: 18,60 m², US hyper equipped

Bureau: 14,70 m²

Bedroom 1: 16,20 m²

Bedroom 2: 11,00 m²

Bedroom 3: 11,20 m²

Bedroom 4: 11,00 m²

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 2

Terrace: 89,00 m²

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Yes, granted

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Not disclosed

Water-sensitive open space area: No

Asbestos inventory certificate: Yes

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: No

PARKING

Garage: 1

Parkings outside: Yes

Parkings inside: Yes