

FOR SALE - FAMILY HOUSE

Boonhof 2 B//, 2470 Retie

On request

Ref. 5504529.



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 115m²
Surf. Plot: 356m²
Surf. terrace: 30m²
Neighbourhood: quiet

PEB/EPB: 172kwh/m²/j

DESCRIPTION

Located in this young neighborhood you will find this beautiful energy efficient corner house with indoor garage, sunny garden and garden shed.

Its central location with only 30 car minutes to both the heart of Eindhoven or Antwerp is also a huge advantage.

Entrance hall with guest toilet, access to the living room that gives out to the covered terrace and the sunny garden. The living room is rectangular in shape and has a decorative fireplace. The kitchen is closed by the beautiful and practical glass door so there is still contact and light from the living room but the culinary smells remain in the kitchen. The kitchen is well equipped with all necessary appliances and has a convenient adjacent storage area for an extra refrigerator or storage. The garage can be accessed through the kitchen but also directly from the backyard. It is spacious and has an automatic rolling door and connections for washer and dryer.

Floor

The fixed staircase in the entrance hall leads to the landing of the bedroom floor. Here there are 3 bedrooms, a dressing/desk and a nice bathroom. The latter has a large walk-in shower, 2 sinks and a toilet.

Exterior

The backyard has a covered patio and is sunny facing. A spacious garden shed should not be missing here.

+++Plus points+++

+ Timeless, maintenance-friendly architecture

+ Child-friendly young neighborhood

+ Energy efficient

+ Rainwater well connected to toilet and outdoor tap

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 745,00

BUILDING

Habitable surface: 115,00 m²

Fronts: 3

Construction year: 2018

State: Good state

Number of floors: 1

LOCATION

Environment: Quiet, Suburb

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 356,00 m²

Garden: Yes

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

ENERGY

EPC score: 172

EPC code: 20230830-00029766252-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Water tank: Yes

LAYOUT

Living room: 27,68 m²

Kitchen: Yes, fully fitted

Bedroom 1: 13,06 m²

Bedroom 2: 10,06 m²

Bedroom 3: 10,06 m²

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Terrace: 30,00 m²

Laundry: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 2

Parkings inside: 1