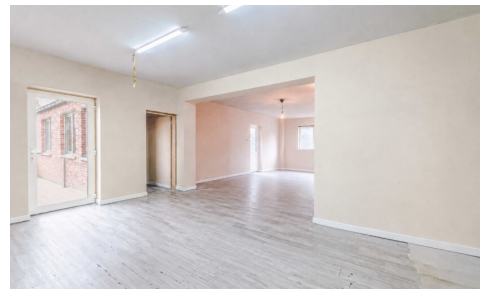


## FOR SALE - HOUSE

Nieuwedijk 15, 2480 Dessel

€ 388.000

Ref. 4021 AK



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

Surf. Living: 252m<sup>2</sup>  
Surf. Plot: 850m<sup>2</sup>  
Surf. terrace: 50m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 239kwh/m<sup>2</sup>/j

## DESCRIPTION

Great brick house with 4 bedrooms, 1 bathroom, covered terrace and garden, plot 15, close to Green

Spacious house with 4 bedrooms, low-maintenance garden and spacious storage room – just 15 minutes from the Dutch border

Upon entering the house, you arrive in a spacious entrance hall with guest toilet and hand basin. Immediately to the right is a large storage room, ideal for extra storage space.

The rectangular living room exudes cosiness and comfort, with an attractive fireplace as the central element in the sitting area. The many built-in cupboards offer a practical and stylish storage solution, while the beautiful floor perfectly matches the characterful appearance of the house.

Adjacent is the dining room, which flows seamlessly into the country-style kitchen. This is fully equipped with high-quality appliances, including a double sink, extractor hood, ceramic hob, dishwasher, refrigerator, freezer, microwave and oven. From the kitchen, you have direct access to the low-maintenance garden.

The spacious bathroom is also located on the ground floor. Like the rest of the house, it is generously proportioned and equipped with its own toilet, a sink and a comfortable, large rain shower.

Upstairs, the staircase in the entrance hall leads to the night hall, which provides access to four spacious bedrooms.

Outside, you can enjoy a fully enclosed back garden, which is partly paved and partly covered with artificial grass, keeping maintenance to a minimum. To the left of the house is a driveway that leads through a gate to the garden.

On the upper floor, the staircase in the entrance hall leads to the night hall, which provides access to four spacious bedrooms.

Outside, you can enjoy a fully enclosed back garden, which is partly paved and partly covered with artificial grass, keeping maintenance to a minimum. To the left of the house is a driveway that leads through a gate to the garden. The house also has a spacious, enclosed storage shed and an additional open storage area.

As the property is currently let, it may not look as attractive now as it will when it is vacant. We hope these renderings will give you a better idea of the property's potential and appearance.

Advantages of this house:

Four spacious bedrooms

Lots of built-in cupboards

Low-maintenance, fully enclosed garden

Spacious storage shed and extra open storage room

Plenty of parking space

Located just 15 minutes from the Dutch border

An ideal home for those looking for space, comfort and a practical layout in a convenient location.

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## FINANCIAL

Price: € 388.000,00

VAT applied: No

Available: At the contract

Land registry income: € 617,00

## BUILDING

Habitable surface: 252,00 m<sup>2</sup>

Fronts: 4

Construction year: 1938

State: Good state

Number of floors: 1

Front width: 13,00 m

Type roof: Saddle roof

Orientation rear: West

Orientation facade: East

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: No

## ENERGY

EPC score: 239

EPC code: 20231110-0003037018-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 850,00 m<sup>2</sup>

Width at the street: 27,00 m

Garden: Yes

Orientation terrace 1: West

## LAYOUT

Kitchen: Yes, US hyper equipped

Bedroom 1: 23,00 m<sup>2</sup>

Bedroom 2: 12,50 m<sup>2</sup>

Bedroom 3: 15,30 m<sup>2</sup>

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Terrace: 50,00 m<sup>2</sup>

Laundry: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: 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

Flooding area: Not located in flood area

G-score: A

P-score: B

Summons: No

Land registry section: D

Land registry number: 0154VP0000

Servitude: No

Management measures recorded in the register of  
measures: No

## **PARKING**

Parkings outside: 5