

FOR SALE - HOUSE

€ 275.000

Eigenaarsstraat 14, 2350 Vosselaar

Ref. 4015 AK



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

Surf. Living: 157m²
Surf. Plot: 498m²
Surf. terrace: 29m²
Neighbourhood: central

PEB/EPB: 1024kwh/m²/j

DESCRIPTION

In the heart of Vosselaar, within walking distance of the town hall, schools, shops and cosy cafés, you will find this well-located family home with a garage and a spacious south-facing garden. Situated in a quiet street, the property combines a prime central location with a pleasant living environment – ideal for those who want to live comfortably yet peacefully.

This renovation property stands on a 498 m² plot and offers a living area of 157 m². It provides a solid foundation and great potential to be transformed into a contemporary home, fully tailored to your own taste and preferences.

We enter the house through the entrance hall, which leads into the spacious living area with seating and dining space. Large windows ensure plenty of natural light. Adjacent is the kitchen, providing access to the bathroom, a separate toilet and a spacious storage/laundry room. From the kitchen, you also reach the impressive 29 m² veranda – a wonderful space overlooking the green garden, where you can relax and enjoy every season in peace.

As an extra asset, the property includes a practical cellar, ideal for additional storage space.

On the first floor, there are three bedrooms. One of these rooms can perfectly serve as a children's room, home office or dressing room. There is also an attic available, offering further storage or expansion possibilities.

Outside, the spacious south-facing garden is a major advantage. Thanks to its favourable orientation, you enjoy sunshine and natural light throughout the day. Whether you dream of a play area for children, a vegetable garden or a cosy terrace, you can fully realise your plans here.

Finally, the property comes with a garage box and an outbuilding, providing extra storage space or opportunities for hobbies.

Are you looking for a renovation project with character and an excellent location in the heart of Vosselaar? Then this property offers a unique opportunity to create your own dream home on a prime spot.

FINANCIAL

Price: € 275.000,00

VAT applied: No

Available: At the contract

Land registry income: € 471,00

BUILDING

Habitable surface: 157,00 m²

Fronts: 3

Construction year: 1937

State: To be renovated

Number of floors: 1

Front width: 5,50 m

Type roof: Saddle roof

Orientation rear: South

Orientation facade: North

COMFORT

LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 498,00 m²

Width at the street: 15,40 m

Garden: Yes

Orientation terrace 1: South

LAYOUT

Kitchen: Yes, US semi fitted

Veranda: Yes

Bathroom type: Shower in bath

Shower rooms: 1

Furnished: No
Handicap friendly: No

ENERGY

EPC score: 1024
EPC code: 20250210-000352875-RES-1
EPC class: F
Double glazing: Yes
Windows: Aluminium or pvc
Electricity certificate: No
Heating type: Gas
Heating: Individual

Toilets: 1
Terrace: 29,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: No
Parcelling permission: No
Right of pre-emption: No
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
15/02/2025
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