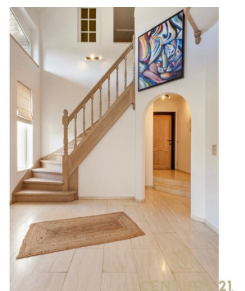
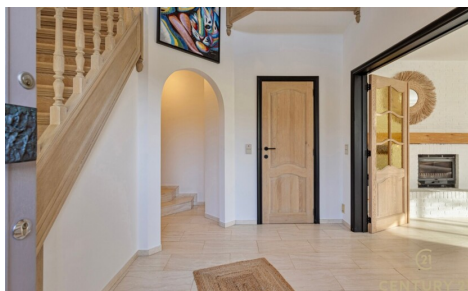


FOR SALE - VILLA

Hoevestraat 25. B., 2330 Merksplas

€ 825.000

Ref. 6522438



Number of bedrooms: 5
Number of bathrooms: 2
Garages: 2
Availability: at the contract

Surf. Living: 358m²
Surf. Plot: 2420m²
Surf. terrace: 85m²
Neighbourhood: residential
area

PEB/EPB: 215kwh/m²/j

DESCRIPTION

Very quietly located spacious villa with beautifully landscaped garden on approx. 2420m²

Impressive entrance hall with checkroom and guest toilet. The entrance hall also gives immediate access to the office.

Through double oak doors you enter the spacious L-shaped living room on natural stone with underfloor heating, a cozy fireplace and a panoramic view of the landscaped garden and sun terrace. Installed kitchen with cozy breakfast nook, practical storage room with connection for washer and dryer. Night hall with practical fitted wardrobes, master bedroom, bathroom with bath, shower and double washbasin. Double indoor garage with automatic panel door.

The beautiful oak staircase leads to the landing of the bedroom floor where there are 4 particularly spacious bedrooms, night toilet, dressing room and bathroom. The insulated attic is accessible by a sliding staircase.

Outside:

Beautifully landscaped garden enjoying complete privacy with large (newly constructed) sun terrace approx. 85 m²! convenient sprinkler system, 2 garden sheds, beautiful ponds.

Details:

- Natural stone floors
- Oak staircase and interior doors
- Double indoor garage
- Electric shutters with timer
- Partly underfloor heating
- New solar panels installed 2023
- Central heating replaced 12/2023

FINANCIAL

Price: € 825.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.742,00

BUILDING

Habitable surface: 358,00 m²

Fronts: 4

Construction year: 1990

Renovation: 2023

State: Very good state

Number of floors: 1

Main area: 240 m²

Front width: 18,00 m

Type roof: Saddle roof

COMFORT

LOCATION

Environment: Residential area, woods

TERRAIN

Ground area: 2.420,00 m²

Width at the street: 27,00 m

Garden: Yes

LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Bathroom type: Shower and short bath

Shower rooms: 2

Toilets: 3

Terrace: 85,00 m²

Laundry: Yes

Attic: Yes

Furnished: No
Videophone: Yes
Elevator: No
Blinds: Yes

ENERGY

EPC score: 215
EPC code: 20250821-0002847553-RES-2
EPC class: C
Double glazing: Yes, thermic isol.
Windows: Wood
Heating type: Gas (centr. heat.)
Heating: Individual

TECHNICS

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

PLANNING

Destination: Living park
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
27/03/2023
Intimation: No - no legal correction or
administrative measure imposed
Flooding area: Not located in flood area
G-score: A
P-score: B
Summons: No
Servitude: No

PARKING

Garage: 2
Parkings outside: 4
Parkings inside: 2