

FOR SALE - VILLA

Geelsebaan 98 B., 2470 Retie

€ 675.000

Ref. 3038AK



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

Surf. Living: 300m²
Surf. Plot: 1353m²
Surf. terrace: 20m²
Neighbourhood: Suburb

PEB/EPB: 374kwh/m²/j

DESCRIPTION

Centrally located between Retie and Geel, 7 minutes from Mol and only 30 min from Eindhoven (NL) and Antwerp you will find this stately villa on a beautiful corner plot.

The generous entrance hall welcomes you!

The entrance is spacious and bright and has ample space to hang your coats and has a guest toilet. The double doors open into the living space. This has a stylish fireplace and enough space to create a cosy arrangement for your sofas and dining table. The kitchen has recently been fully renovated and equipped with quality appliances. Access to the terrace is possible from the living space, the kitchen and also from the hallway located behind the kitchen. A spacious office or storage room but this room could also be a ground-floor bedroom. The double indoor garage can also be accessed from this hallway and is very spacious.

Upper Floor

From the entrance hall, the beautiful staircase leads up to the first floor where the landing provides plenty of space. On this floor there are 3 spacious bedrooms, one of which gives access to the large terrace on the garage. The bathroom has also been recently renovated and opens onto both the hallway and the master bedroom. The bathroom is equipped with a shower in bath, a toilet and a washbasin in a beautiful cabinet. The attic floor is accessed by a sliding staircase but could provide a large extension to the habitable area if desired as this is a wonderfully large room is with a lot of potential.

Outside

The property is fully fenced and has a spacious driveway in attractive clinkerwork. The south-facing garden is beautifully landscaped and equipped with atmospheric lighting.

+++Plus points++++

Large living area

Practical layout

Already renovated kitchen (2019) and bathroom (2020)

Corner plot that is fully fenced in

Recent boiler (2022)

Electrical inspection compliant

Roller shutters present everywhere

FINANCIAL

Price: € 675.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.569,00

BUILDING

Habitable surface: 300,00 m²

Fronts: 4

Construction year: 1984

Renovation: 2019

Floor: 0

Main area: 190 m²

LOCATION

Environment: Suburb, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

TERRAIN

Ground area: 1.353,00 m²

Width at the street: 30,00 m

Garden: Yes

LAYOUT

Front width: 20,00 m
Orientation rear: West

COMFORT

Furnished: No
Elevator: No
Blinds: Yes

ENERGY

EPC score: 374
EPC code: 20230304-0002827909-RES-1
EPC class: D
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Oil (centr. heat.)
Heating: Individual

Living room: 65,00 m²
Dining room: 11,50 m²
Kitchen: 19,60 m², US semi fitted
Bedroom 1: 20,80 m²
Bedroom 2: 16,60 m²
Bedroom 3: 13,90 m²
Bedroom 4: 17,50 m²
Bathroom type: Shower in bath
Shower rooms: 1
Toilets: 2
Terrace: 20,00 m²
Laundry: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
Asbestos inventory certificate: Yes
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: 2
Parkings inside: 2