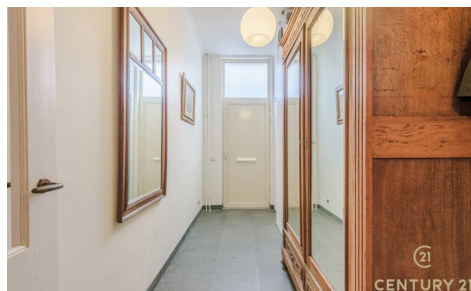


FOR SALE - CHARMING HOUSE

Wippelberg 100, 2370 Arendonk

€ 499.000

Ref. 4025 AK



Number of bedrooms: 5
Number of bathrooms: 3
Garages: 1
Availability: at the contract

Surf. Living: 226m²
Surf. Plot: 355m²
Surf. terrace: 20m²
Neighbourhood: central

PEB/EPB: 171kwh/m²/j

DESCRIPTION

A unique, versatile home that retains its character!

This charming property has been carefully renovated over the years. Among other things, the rear extension, bathroom, electrical system and living area have been refurbished, followed by further work on the attic and walls. A new boiler has recently been fitted and solar panels installed.

Upon entering the property, you find yourself in a long entrance hall leading to the dining area. Adjacent to this is a spacious and light-filled living area. The well-appointed kitchen with utility room offers ample storage space and practical convenience. The ground floor also features a laundry room and a toilet.

On the mezzanine level, you will find a modern bathroom equipped with a shower, bath, double washbasin and toilet, fitted with underfloor heating for added comfort.

The first floor features two spacious bedrooms and a dressing room. On the second floor, there are three further rooms. There is also a second bathroom on this floor.

Outside, you will find a pleasant terrace, a beautifully landscaped garden with a swimming pond and a garage. There is also a multifunctional garden shed with a living area, shower, washbasin and toilet.

In short, a versatile and ready-to-move-in property with plenty of space and potential.

Looking to sell your property? Find out what your home is worth with a free, no-obligation valuation from CENTURY 21 Echo Vastgoed.

Contact us on +32 (0) 14 48 12 21.

FINANCIAL

Price: € 499.000,00

VAT applied: No

Available: At the contract

Land registry income: € 677,00

Liberal profession possible: No

BUILDING

Habitable surface: 226,00 m²

Fronts: 3

Construction year: 1934

Renovation: 2013

State: Good state

Number of floors: 2

Front width: 9,40 m

Orientation rear: East

Orientation facade: West

COMFORT

Furnished: No

Parlophone: No

LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: No

Sport center nearby: Yes

Beach nearby: No

TERRAIN

Ground area: 355,00 m²

Width at the street: 2,50 m

Garden: Yes

LAYOUT

Living room: 32,00 m²

Dining room: 12,00 m²

Kitchen: 11,00 m², US hyper equipped

Bureau: 4,50 m²

Veranda: No

Bedroom 1: 12,00 m²

Videophone: No
Elevator: No
Air conditioning: No
Pool: Yes

ENERGY

EPC score: 171
EPC code: 20260403-0003837016-RES-1
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

Bedroom 2: 14,00 m²
Bedroom 3: 7,50 m²
Bedroom 4: 7,40 m²
Bathroom type: Shower
Shower rooms: 3
Toilets: 4
Terrace: 20,00 m²
Laundry: Yes
Cellar: Yes
Attic: 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
Obligation to renovate: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
11/04/2026
Intimation: No - no legal correction or
administrative measure imposed
Flooding area: Not located in flood area
G-score: C
P-score: C
Water-sensitive open space area: No
Summons: No
Servitude: No

PARKING

Garage: 1