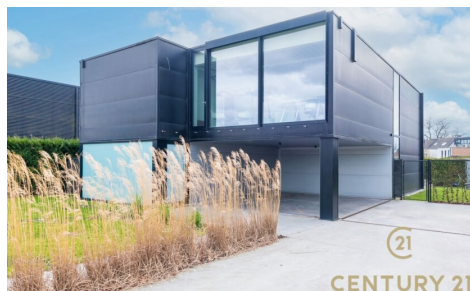


FOR SALE - EXCEPTIONAL HOUSE

€ 599.000

De Brulen 30., 2370 Arendonk

Ref. 3034AK



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

Surf. Living: 246m²
Surf. Plot: 736m²
Surf. terrace: 40m²
Neighbourhood: at a
waterway

PEB/EPB: 124kwh/m²/j

DESCRIPTION

Welcome to Brulen 30 in Arendonk

As you step inside, you enter a spacious entrance hall—perfect for neatly storing coats, shoes, and everyday clutter. To the left, you'll find the smallest room in the house, the toilet, because even that deserves a place of honor. As you walk further down the hallway, you reach the practical laundry and storage room. This generous space easily accommodates bicycles, while the washing machine, boiler, and electrical cabinet are discreetly tucked away out of sight.

MOVING TO THE LIVING AREA

The absolute eye-catcher of this home is the spacious open living area with an impressive ceiling height of no less than six meters—literally and figuratively a highlight! The large aluminum sliding doors allow natural light to flood in, while the double-insulated glass contributes to excellent energy efficiency. The industrial design gives the space a modern and sleek appearance.

THE UPPER FLOOR

As you ascend the staircase, you arrive on the landing. There are four bedrooms, one of which offers a stunning view of the canal and the meadows beyond—lush greenery and a breathtaking panorama. This room is currently set up as an office. Additionally, privacy screens allow you to enjoy the view undisturbed.

The master bedroom has a spacious walk-in closet is cleverly separated from the sleeping area. There are also two generously sized children's bedrooms that provide a sense of openness.

The bathroom is stylishly finished, featuring both a bathtub and a walk-in shower, along with a double sink. The night toilet is separately located in the sleeping area.

OUTDOOR SPACE

The spacious rear terrace includes a staircase leading into the garden. The garden is fully enclosed, mature, and offers complete privacy.

+++ HIGHLIGHTS +++

- Architectural gem:** Unique industrial design with high ceilings and open spaces.
- Waterfront view:** Direct view of the canal—serene and exclusive.
- Modern kitchen:** Equipped with high-end appliances and ample storage.
- Luxury bathroom:** Spacious walk-in shower, bathtub, and double sink.
- Move-in ready and Energy efficient: Energy-efficient:** Floor and Air heating and high-quality insulation ensure low energy costs.
- Durable materials:** Aluminum windows, premium insulation, and modern finishes for long-lasting quality.
- Green surroundings:** Located by the canal, surrounded by nature—ideal for walkers and cyclists.
- Excellent accessibility:** Easy access to the center of Arendonk and all amenities.
- Nearby cities:** Eindhoven and Antwerp are just 30 minutes away.
- Integrated covered parking:** Vehicles are protected from the elements.

Would you like to schedule a visit? Don't miss out on this exceptional home!

FINANCIAL

Price: € 599.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.452,00

BUILDING

LOCATION

Environment: At a waterway, quiet
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

Habitable surface: 246,00 m²
Fronts: 4
Construction year: 2013
State: Good state
Number of floors: 1
Orientation rear: South-west
Orientation facade: North-east

COMFORT

Handicap friendly: No
Videophone: Yes
Blinds: Yes
Air conditioning: Yes

ENERGY

EPC score: 124
EPC code: 20211221-0002514239-RES-1
EPC class: B
Double glazing: Yes
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Hot air pump
Heating: Individual

TERRAIN

Ground area: 736,00 m²
Garden: Yes
Orientation terrace 1: South-west

LAYOUT

Kitchen: Yes, US hyper equipped
Bathroom type: Shower and bath tub
Toilets: 2
Terrace: 40,00 m²
Laundry: Yes

TECHNICS

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

PLANNING

Destination: Rural residential area
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
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

Carport: Yes
Parkings outside: 4