

## FOR SALE - FAMILY HOUSE

Kosterstraat 41, 2275 Lille

On request

Ref. 3010 SVE



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

Surf. Living: 184m<sup>2</sup>  
Surf. Plot: 831m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 596kwh/m<sup>2</sup>/j

## DESCRIPTION

This quietly located property is ideal for those looking for comfort and nature, with the centre of Gierle within walking distance and surrounding nature reserves nearby. The property has an excellent location, with easy access to the E34 motorway (Antwerp-Eindhoven), the NMBS station of Tielen, the city of Turnhout and various surrounding villages. This makes the property perfectly accessible, while still enjoying the tranquillity of the countryside.

Upon entering the house, you enter a spacious entrance hall that offers direct access to a multifunctional room, which can serve as an office or bedroom. The large living room radiates lots of light thanks to the large windows, allowing you to fully enjoy the view of the lovely front garden. The living room joins the dining room and kitchen which offers a beautiful view of the back garden and is fully equipped with all the necessary appliances, including an oven, microwave, dishwasher, fridge and electric cooker, making it the ideal space for preparing meals. From the kitchen there is access to a practical cellar, a guest toilet, a laundry room and a shower room with sink, for added convenience.

On the first floor, you will find three lovely bedrooms, each of which has fitted wardrobes, providing ample storage space. The spacious bathroom is equipped with a bathtub, a separate shower, a toilet and a double sink.

The attic floor offers a lot of potential. This space could be converted into two additional bedrooms or serve as a multi-purpose room of your choice, such as a hobby room or a playroom. The ability to furnish this space according to your own needs makes this property even more versatile.

Outside, there is a large, enclosed rear garden offering lots of privacy, on a plot of approx. 831 m<sup>2</sup>. The terrace is perfect for enjoying the outdoors and there is a garage, workhouse and a covered terrace for extra comfort. There is also ample parking for several vehicles. In short, this property combines tranquillity, space and the necessary amenities and offers both a pleasant living environment and an excellent location for accessibility and mobility.

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 699,00

## BUILDING

Habitable surface: 184,00 m<sup>2</sup>

Fronts: 4

Construction year: 1966

State: Good state

Number of floors: 2

Type roof: Saddle roof

Orientation rear: North-west

Orientation facade: South-east

## COMFORT

Furnished: No

## LOCATION

Environment: Quiet, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 831,00 m<sup>2</sup>

Width at the street: 17,00 m

Garden: Yes

Orientation terrace 1: North-west

## LAYOUT

Living room: 27,00 m<sup>2</sup>

Dining room: 12,00 m<sup>2</sup>

Kitchen: 15,00 m<sup>2</sup>, hyper equipped

Handicap friendly: No

## ENERGY

EPC score: 596

EPC code: 20240406-0003272762-RES-2

EPC class: F

Double glazing: Yes, thermic isol.

Windows: Aluminium or pvc

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Bureau: 9,00 m<sup>2</sup>

Bedroom 1: 18,00 m<sup>2</sup>

Bedroom 2: 17,00 m<sup>2</sup>

Bedroom 3: 15,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 2

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: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
16/06/2024

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: 1

Parkings outside: 4

Parkings inside: 1