

FOR SALE - FAMILY HOUSE

Veldstraat 22, 2491 Olmen

On request

Ref. 4791996



Number of bedrooms: 4
Number of bathrooms: 1
Garages: 1
Availability: to be agreed upon

Surf. Plot: 1195m²
Surf. terrace: 11m²

PEB/EPB: 116kwh/m²/j

DESCRIPTION

This completely renovated house is located in the center of Balen Olmen, ideally located near the access roads to the motorways.

The former indoor garage is currently used as office space but can be used for various purposes.

The large windows at the front and rear can be fully opened.

We take you through the house.

On the first floor there is a toilet hidden behind a beautiful black glass panel in the entrance hall, along with another cloakroom.

The entrance hall provides access to the spacious basement, the stairs to the upper floor and you can walk through to the living room.

On the left side of the entrance you will find the completely new kitchen, equipped with all comforts!

Throughout the living room you have a beautiful view of the terrace with pond and the infinite seeming garden.

In short you feel the peace of nature.

The large window giving access to the terrace is equipped with sun screens.

In the garden there is a large outbuilding.

On the second floor there are 2 bedrooms, a large walk-in dressing room with access to the bathroom.

This is equipped with a double washbasin, a bathtub and spacious walk-in shower.

There is also a provision for a toilet.

From the bathroom and dressing again a beautiful view of the garden.

On the third floor, the attic room was converted into a spacious bedroom with adjoining dressing room. The extra room can also serve as a 4th bedroom or hobby room.

The house has a spacious basement with a laundry room with washing machine and dryer.

Extra benefits:

- 15 photovoltaic solar panels
- New condensing boiler with radiators
- Electricity compliant
- Favourable EPC of 116
- Beautiful water feature on the terrace

Would you like more information about this property or a visit? Call Bieke on 0485/822.202 or visit our office in Mol or Oud-Turnhout.

FINANCIAL

Price: Info at the office

VAT applied: No

Available: To be agreed upon

Land registry income: € 441,00

Liberal profession possible: Yes (24,00 m²)

BUILDING

LOCATION

School nearby: 30m

Shops nearby: 10m

Public transport nearby: 20m

TERRAIN

Ground area: 1.195,00 m²

Garden: Yes

Fronts: 2
Construction year: 1947
Renovation: 2021
State: Very good state
Type roof: Point roof

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No
Blinds: Yes

ENERGY

EPC score: 116 kWh/m²/year
EPC code: 20180418-0002050110-1
EPC class: B
Double glazing: Yes
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LAYOUT

Living room: 35,00 m²
Dining room: 16,00 m²
Kitchen: 15,00 m², hyper equipped
Bureau: Yes
Bedroom 1: 48,00 m²
Bedroom 2: 12,00 m²
Bedroom 3: 50,00 m²
Bedroom 4: 16,00 m²
Bathroom type: Shower and bath tub
Shower rooms: 1
Toilets: 2
Terrace: 11,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Intimation: No - no legal correction or administrative measure imposed
Summons: No
Servitude: No

PARKING

Garage: 1
Parkings outside: 1
Parkings inside: 1