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FOR SALE - HOUSE

€ 299.000

Wampenberg 108 A, 2370 Arendonk

Ref. 4035









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

Surf. Living: 148m²
Surf. Plot: 94m²
Surf. terrace: 25m²
Neighbourhood: Village

PEB/EPB: 323kwh/m²/j

DESCRIPTION

Discover this centrally located, move-in-ready property in Arendonk, within walking distance of the charming and lively town centre and just a stone’s throw from the Dutch border. Thanks to the ample parking facilities in the immediate vicinity, you’ll enjoy excellent transport links and optimal living comfort here.

The property was thoroughly renovated in 2011 and combines modern comfort with a practical layout. On the ground floor, there is a cosy living room with a fully fitted open-plan kitchen. Both the living area and the master bedroom are equipped with air conditioning, ensuring a pleasant indoor climate during hot summer days. From the kitchen, you can access the cosy, low-maintenance courtyard. This, in turn, leads to a shared storage room with access to the street, ideal for extra storage.

On the first floor are two spacious bedrooms, the master bedroom of which features practical fitted wardrobes. The stylish bathroom is a real eye-catcher and features a walk-in shower, double washbasin and toilet.

A fixed staircase leads to the second floor. This spacious loft area offers plenty of possibilities and can be perfectly converted into a home office, hobby room or a fully-fledged third bedroom. It is even possible to divide this space into several rooms.

In short, a well-maintained and surprisingly spacious home in an excellent location, ideal for families, first-time buyers or anyone looking for comfortable living.

FINANCIAL

Price: € 299.000,00
VAT applied: No
Available: At the contract
Land registry income: € 504,00
Liberal profession possible: No

BUILDING

Habitable surface: 148,00 m²
Fronts: 2
Construction year: 1968
Renovation: 2011
State: Good state
Number of floors: 2
Front width: 5,40 m
Type roof: Saddle roof
Orientation rear: East
Orientation facade: West

COMFORT

Furnished: No
Handicap friendly: No
Parlophone: No
Videophone: No
Elevator: Yes
Blinds: Yes
Air conditioning: Yes

LOCATION

Environment: Village, central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 94,00 m²
Garden: Yes (25,00 m²)
Orientation terrace 1: East

LAYOUT

Kitchen: Yes, US hyper equipped
Bureau: No
Bathroom type: Shower
Toilets: 1
Terrace: 25,00 m²
Cellar: No
Attic: Yes

TECHNICS

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

ENERGY

EPC score: 323
EPC code: 20231009-0003006146-RES-1
EPC class: D
Double glazing: Yes, thermic isol.
Windows: Thermal aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes, granted
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Not disclosed
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 10/10/2023
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: Yes
Management measures recorded in the register of measures: No

PARKING

Parkings inside: No