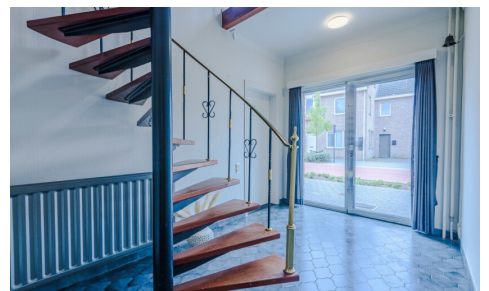


## FOR SALE - HOUSE

Zondereigen 40, 2387 Baarle-Hertog

€ 395.000

Ref. 3085 AK



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

Surf. Living: 224m<sup>2</sup>  
Surf. Plot: 447m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 299kwh/m<sup>2</sup>/j

## DESCRIPTION

Looking for a bright and versatile home where living and working go hand in hand? This ready-to-move-in family home in Zondereigen offers all the comfort, space and possibilities you are looking for.

On the ground floor, you will find an entrance hall with stairs to the upper floor, a cosy living room with a fireplace and a vestibule with a built-in cupboard. The office/playroom (formerly furnished as a hair salon) has a separate entrance and is ideal for an independent activity. The kitchen is practically designed and equipped with modern appliances. There is also a rear entrance, a separate toilet and a bathroom with washbasin, shower cubicle and bidet. The indoor garage with automatic door provides access to the basement and connections for a washing machine and dryer.

On the first floor, there are four spacious bedrooms and a bathroom with a bath and double washbasin. A pull-out staircase leads to the attic, which offers extra storage space. The basement has a natural gas burner, boiler and access to the crawl space.

Outside, you can enjoy a double driveway, a cosy terrace with paved garden and a handy garden shed.

This property combines family comfort with a home office and a quiet location close to the Dutch border. Don't miss this opportunity!

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## FINANCIAL

Price: € 395.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.241,00

## BUILDING

Habitable surface: 224,00 m<sup>2</sup>

Fronts: 3

Construction year: 1967

State: To be refreshed

Floor: 0

Number of floors: 2

Front width: 18,00 m

Type roof: Saddle roof

Orientation rear: East

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

## ENERGY

EPC score: 299

EPC code: 20250820-0003653918-RES-1

EPC class: C

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

## TERRAIN

Ground area: 447,00 m<sup>2</sup>

Width at the street: 16,00 m

Garden: Yes (363,00 m<sup>2</sup>)

## LAYOUT

Kitchen: US hyper equipped

Bureau: Yes

Bedroom 1: 22,60 m<sup>2</sup>

Bedroom 2: 18,80 m<sup>2</sup>

Bedroom 3: 18,48 m<sup>2</sup>

Bedroom 4: 15,79 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 1

Cellar: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Double glazing: Yes, thermic isol.  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual  
Oil tank: 5.000 L

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  
Asbestos inventory certificate: Yes  
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**

Garage: 1  
Parkings outside: 2