

## FOR SALE - HOUSE

Oudelijns 11-, 2381 Weelde

**Sold**

**Ref. 5436937**



Number of bedrooms: 4  
Number of bathrooms: 1  
Garages: 4  
Availability: tbd with the owner

Surf. Plot: 2459m<sup>2</sup>  
Neighbourhood: countryside

PEB/EPB: 159kwh/m<sup>2</sup>/j

## DESCRIPTION

Welcome to the Oudelijns in Weelde.

Amid the greenery, this spacious family home with offices , veranda, spacious garages and a licensed storage space of approx. 370m<sup>2</sup> is located on a plot of approx. 2460m<sup>2</sup>.

The house comprises entrance hall with guest toilet, spacious living room, semi-open kitchen, 3 spacious bedrooms, toilet, pantry, storage room, bathroom, 2 extra rooms, double garage.

Extra workshop where private workshops are currently held, warehouse with facilities for sanitary facilities, kitchen and a lovely garden with natural swimming pond and canopy where it is nice to stay when the weather is nice.

Welcome and take a moment to absorb the spaces in the lovely daylight.

The entrance hall gives you access to the living room where you sit cosily by the gas fireplace. The L-shaped room has a cosy feel to it and dining is centrally located between the sitting area and the kitchen.

The kitchen is closed off by a counter so you can have an aperitif while food is being prepared, but this way your guests won't have to look after the dishes.

It is equipped with an induction hob, double sink with cooker, combination oven, microwave, fridge and dishwasher.

At the dining table, you maintain a view of the street, with beautiful views of the meadows opposite.

The veranda is lovely at all seasons and if it gets too hot, you open the doors.

You can work from home in the furnished office rooms, which you can also change into other functions at any time. The bathroom was recently renovated and features a nice walk-in shower, toilet and double washbasin.

The bedrooms are all spacious allowing you to arrange them as you wish.

The annex has 2 spacious garages and a separate guest toilet for clients of workshops that take place in the small studio during the cold months.

The courtyard connects the house to the warehouse. Approx. 360m<sup>2</sup> of storage space, workspace or however you wish to arrange it. This hall is licensed and equipped with power current and solar panels.

A wide and high access gate makes it convenient for collections and deliveries.

This property is located in the middle of the greenery of Weelde. The back garden is a delight.

Under the canopy, near the swimming pond, you can enjoy your privacy.

This property is located in a beautiful area, just across the border and easily accessible.

Details:

Spacious renovated house

Solid rear construction

Licensed outbuilding of approx. 370m<sup>2</sup>

Power current

Solar panels

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## FINANCIAL

Price: Info at the office

## LOCATION

Environment: Countryside, quiet

Available: Tbd with the owner

## BUILDING

Fronts: 4

State: Good state

Main area: 410 m<sup>2</sup>

Front width: 15,00 m

Type roof: Saddle roof

Orientation rear: South-west

Orientation facade: North-west

## COMFORT

Handicap friendly: No

Alarm: Yes

Elevator: No

Pool: Yes

## SECURITY

Access control: Yes

## ENERGY

EPC score: 159

EPC code: 20220921-0002680177-RES-1

EPC class: B

Double glazing: Thermic and acoustic isol.

Windows: Wood or pvc

Heating type: Gas

Heating: Individual

## TERRAIN

Ground area: 2.459,00 m<sup>2</sup>

Width at the street: 30,00 m

Garden: Yes

## LAYOUT

Living room: 65,00 m<sup>2</sup>

Kitchen: 22,00 m<sup>2</sup>, hyper equipped

Bureau: 60,00 m<sup>2</sup>

Veranda: Yes

Bedroom 1: 30,00 m<sup>2</sup>

Bedroom 2: 30,00 m<sup>2</sup>

Bedroom 3: 30,00 m<sup>2</sup>

Bedroom 4: 15,00 m<sup>2</sup>

Bathroom type: Shower

Toilets: 4

Laundry: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Phone syst.: Yes

Cable TV: Yes

Sewage: No

Gas: Yes

Water: Yes

## PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
31/01/2023

Intimation: No

Flooding area: Not located in flood area

Summons: No

## PARKING

Garage: 4

Parkings outside: 12

Parkings inside: 3