

FOR SALE - MAISON DE MAITRE

Tommelshof 4, 2387 Baarle-Hertog

Sold

Ref. 5102140



Number of bedrooms: 5
Number of bathrooms: 3
Availability: at the contract

Surf. Living: 530m²
Surf. Plot: 850m²
Surf. terrace: 90m²
Neighbourhood: sheltered
location

PEB/EPB: 165kwh/m²/j

DESCRIPTION

In the cozy border village of Baarle-Hertog you will find this luxuriously equipped villa. Located in a cul-de-sac, in a young allotment you will find this gem whose layout in a nutshell includes an entrance hall, checkroom with guest toilet, office space, kitchen, dining room, sitting area, lounge area, 5 bedrooms, 2 bathrooms, heated pool, luxury pool house, garden shed and lovely covered terrace.

Welcome home.

An imposing entrance hall is located centrally in the house and gives access to the office on the one hand, and the living area on the other. So you can perfectly receive your clients at home, without them looking into the private. This villa is a real family home.

Double doors give access to the living area. This is playfully divided into the dining room on the kitchen side and lounge on the terrace side. The beautiful wooden floors, special profile in the plasterwork on the ceiling, the beautiful wooden windows give the whole a stylish look.

In the sitting area is great to sit by the gas fireplace. Contact with the garden is maintained through the large opening windows. Children are cozy with the game computer in their own corner. Plenty of daylight makes the kitchen a lovely place to be. Perfect customization, large opening windows, and room for a large dining table, makes it always pleasant for the whole family to sit here.

The kitchen is equipped with large gas fire with 6 burners and a wok burner, electric oven with 3 compartments and warming drawer, dishwasher, double sink, wine closet, combination oven, American fridge. The basement is accessed through the checkroom where the exterior door to the side terrace is also located.

An easy staircase leaves from the dining room to the first floor.

A very spacious landing divides this floor into 2 parts. The master bedroom is located at the rear of the home and features a spacious walk-in closet and en-suite bathroom. The bathroom has already been updated and executed in beautiful tiles and cromé faucet work. The walk-in shower is spacious, double sink and a toilet are provided here.

The children's bedrooms are at the front of this villa and have their own bathroom. This is playfully decorated with soft materials such as the wood on the sink and around the bathtub. On this floor we also find a full laundry room. Washing, drying, ironing and steaming, it's all possible here.

Through staircase access to the 2nd floor.

This is also perfectly finished. 2 spacious bedrooms, a fitness room and 2 full rooms currently furnished as storage room.

The icing on the cake with this property is located in the garden.

Full sun, you can sit on the covered terrace, lie by the pool and relax at the bar in the pool house.

This one is about 70m² and is TOP-finished! Beautiful floors, revolving windows, a beautiful bar in solid oak equipped with dishwasher, refrigerator and music. A separate toilet and a spacious walk-in shower are of course also provided.

The pool is heated by heat pump and is also very safely shielded, so you can let your little ones play outside with peace of mind. The garden is attractively lit and low maintenance.

Details:

- Completely ready to move in
- High quality materials
- Child-friendly environment
- Possibility for home office
- Central yet quiet location
- Outdoor pool

- Enclosed garden
 - Luxury pool house
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FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 2.079,00
Liberal profession possible: Yes

BUILDING

Habitable surface: 530,00 m²
Fronts: 4
Construction year: 2000
State: Very good state
Main area: 230 m²
Front width: 12,00 m
Type roof: Saddle roof
Orientation rear: South-west
Orientation facade: North-east

COMFORT

Furnished: No
Handicap friendly: No
Alarm: Yes
Videophone: Yes
Elevator: No
Blinds: Yes
Air conditioning: Yes
Pool: Yes

SECURITY

Access control: Yes

ENERGY

EPC score: 165
EPC code: 20220921-0002676253-res-1
EPC class: B
Double glazing: Yes, thermic and acoustic isol.
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LOCATION

Environment: Shelterd location, quiet
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 850,00 m²
Width at the street: 17,00 m
Garden: Yes
Orientation terrace 1: South-west

LAYOUT

Living room: 33,50 m²
Dining room: 18,00 m²
Kitchen: 30,00 m², hyper equipped
Bureau: 13,60 m²
Bedroom 1: 48,00 m²
Bedroom 2: 25,00 m²
Bedroom 3: 30,00 m²
Bedroom 4: 30,00 m²
Bathroom type: Shower and bath tub
Toilets: 4
Terrace: 90,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Phone syst.: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

Summons: No

Servitude: No

PARKING

Carport: Yes

Parkings outside: 4

Parkings inside: No