

FOR SALE - VILLA

De Brulen 32, 2370 Arendonk

Sold

Ref. 4768624



Number of bedrooms: 5
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 190m²
Surf. Plot: 824m²
Surf. terrace: 40m²
Neighbourhood: at a waterway

PEB/EPB: 299kwh/m²/j

DESCRIPTION

Modern architect's house on a plot of 824m².

Welcome to this quietly located architect's house on waterfront on a plot of 824m². This modern home features 5 bedrooms, spacious living room. Fully installed open plan kitchen with all amenities. Utility room, bathroom and a very nice, sunny garden and lovely patio.

First floor:

Spacious entrance hall with guest toilet and access to the living room on the one hand and the sleeping area on the other hand on the ground floor.

Immediately notice the large amount of light through the ceiling high windows and the cozy patio. From all angles it retains contact with the outdoors. Large sliding doors on the rear wall extend the living room to the terrace in fine weather.

The flooring is a beautiful cast floor and underfloor heating. The sitting area is located at the rear. Here you can sit comfortably by the woodstove and television. Connection for gas fireplace is also provided.

The modern and very well maintained kitchen is equipped with ample workspace and appliances. Double sink, bar cabinet, 6-burner stove with oven, dishwasher and American fridge. Breakfast is delicious in the morning sun on the patio or on the large terrace at the back. From the kitchen easy access to the pantry / storage room. Here is room for washing / drying. The technical room is also provided.

Furthermore, the ground floor has a master bedroom with fitted wardrobes, which gives access to the garden, a fully tiled bathroom with double washbasin, walk-in shower with 2 shower heads and a towel radiator.

Second floor:

Through an easy staircase there is access to the floor. The landing gives access to the 4 spacious bedrooms.

These are all equipped with large windows and the flooring is provided in quality laminate. The spacious landing is fully furnished with custom cabinets and has a separate toilet.

Garden:

The garden is low maintenance. On all sides of the house you can enjoy the sun from morning until late in the evening if you wish. At the back of the plot is already the foundation for building a spacious garage. Approved plans are available. Further in the garden, another garden shed where you can conveniently store garden tools and toys.

Details:

Ready to move in

Child friendly neighborhood (100m from a school)

Rainwater tank of 10,000 liters

Home automation system

Ventilation system type D

View on the canal Dessel - Schoten

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

LOCATION

Environment: At a waterway

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

BUILDING

Habitable surface: 190,00 m²

Fronts: 4

Construction year: 2012

State: Very good state

Number of floors: 1

Main area: 130 m²

Front width: 10,00 m

Type roof: Flat roof

Orientation rear: South-west

Orientation facade: North-east

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

ENERGY

EPC score: 299

EPC class: C

Double glazing: Yes, thermic and acoustic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Underfloor heating partially

Water tank: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 824,00 m²

Width at the street: 20,00 m

Garden: Yes (650,00 m²)

Orientation terrace 1: South-west

LAYOUT

Living room: 45,00 m²

Kitchen: 24,00 m², US hyper equipped

Bureau: Yes

Bedroom 1: 15,00 m²

Bedroom 2: 8,50 m²

Bedroom 3: 8,50 m²

Bedroom 4: 7,50 m²

Bedroom 5: 7,50 m²

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Terrace: 40,00 m²

Second terrace: 12,00 m²

Laundry: Yes

Ventilated space: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Not disclosed

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Summons: No

Servitude: No

PARKING

Parkings outside: 6

Parkings inside: No

