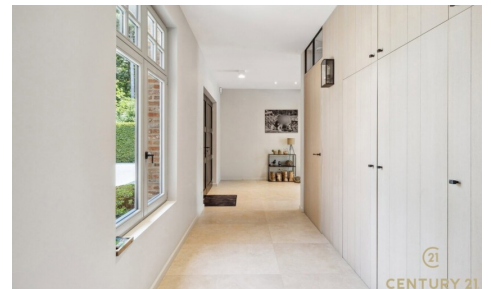


FOR SALE - VILLA

Druivenstraat 38, 2200 Herentals

€ 1.845.000

Ref. 5587199



Number of bedrooms: 5
Number of bathrooms: 2
Garages: 5
Availability: at the contract

Surf. Living: 460m²
Surf. Plot: 3300m²
Surf. terrace: 100m²
Neighbourhood: residential
area

PEB/EPB: 44kwh/m²/j

DESCRIPTION

This beautiful, exclusive villa is located in Herentals and was built in 2016 with high-quality finishes and durable materials. Upon entering the villa, you enter the entrance hall, which features many built-in cabinets and a guest toilet with sink. Following are the dining room and the state-of-the-art kitchen, which is fully equipped. Thanks to the large windows, there is plenty of natural light. Behind the kitchen is a convenient storage/laundry room with also many built-in cabinets. The cozy living room features a beautiful gas fireplace. On the ground floor there is also a double indoor garage, with a spacious office space above. This office space is accessible through a separate side door, making it ideal for receiving clients. On the second floor is the master bedroom with a dressing room and ensuite bathroom. The bathroom has a bathtub, walk-in shower and a double sink. There are also three more bedrooms and a second bathroom on this floor. The second bathroom is equipped with a shower, double sink and a toilet.

The attic offers the possibility of creating a fifth bedroom, and there is also a spacious storage attic along with a cellar, providing plenty of storage space in the villa. The southwest-oriented terrace leads to the pool house, sauna and beautiful infinity pool, and provides access to the spacious garden. In the garden is another large storage room with two adjoining rooms that could be perfectly converted into a gym or a guest house. The outbuilding is equipped with 40 solar panels on the roof. The energy performance certificate (EPC) of the house is 44 (energy class A). In short, this exclusive villa offers a luxurious and comfortable living environment, with high-quality finishes, spacious rooms, a beautiful garden and several additional features such as a swimming pool, sauna and an annex.

FINANCIAL

Price: € 1.845.000,00

VAT applied: No

Available: At the contract

Liberal profession possible: Yes (80,00 m²)

BUILDING

Habitable surface: 460,00 m²

Fronts: 4

Construction year: 2016

State: Very good state

Floor: 1

Number of floors: 2

Front width: 18,00 m

Orientation rear: South

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: Yes

ENERGY

EPC score: 44

EPC code: 0002582790-res-1

LOCATION

Environment: Residential area, woods

School nearby: 500m

Shops nearby: 100m

Public transport nearby: 5.000m

Highway nearby: 2.500m

Sport center nearby: 1.000m

TERRAIN

Ground area: 3.300,00 m²

Width at the street: 26,00 m

Garden: Yes

Orientation terrace 1: South

LAYOUT

Living room: 38,72 m²

Dining room: 13,23 m²

Kitchen: 30,82 m², US hyper equipped

Bureau: 52,72 m²

Bedroom 1: 14,74 m²

Bedroom 2: 15,12 m²

Bedroom 3: 11,88 m²

Bedroom 4: 12,60 m²

Bedroom 5: 25,00 m²

Bathroom type: Luxury

Shower rooms: 1

EPC class: A
Double glazing: Yes, thermic isol.
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

Terrace: 100,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
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: 5
Carport: Yes
Parkings outside: 10
Parkings inside: 5