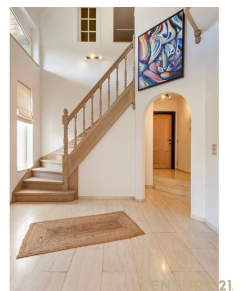


## FOR SALE - VILLA

Hoevestraat 25, 2330 Merksplas

€ 1.049.000

Ref. 2029 AK



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

Surf. Living: 358m<sup>2</sup>  
Surf. Plot: 2420m<sup>2</sup>  
Surf. terrace: 85m<sup>2</sup>  
Neighbourhood: residential  
area

PEB/EPB: 251kwh/m<sup>2</sup>/j

# DESCRIPTION

Very quietly located spacious villa with beautifully landscaped garden on approx. 2420m²

Impressive entrance hall with checkroom and guest toilet. The entrance hall also gives immediate access to the office.

Through double oak doors you enter the spacious L-shaped living room on natural stone with underfloor heating, a cozy fireplace and a panoramic view of the landscaped garden and sun terrace. Installed kitchen with cozy breakfast nook, practical storage room with connection for washer and dryer. Night hall with practical fitted wardrobes, master bedroom, bathroom with bath, shower and double washbasin. Double indoor garage with automatic panel door.

The beautiful oak staircase leads to the landing of the bedroom floor where there are 4 particularly spacious bedrooms, night toilet, dressing room and bathroom. The insulated attic is accessible by a sliding staircase.

Outside:  
Beautifully landscaped garden enjoying complete privacy with large (newly constructed) sun terrace approx. 85 m²! convenient sprinkler system, 2 garden sheds, beautiful ponds.

- Details:
- Natural stone floors
  - Oak staircase and interior doors
  - Double indoor garage
  - Electric shutters with timer
  - Partly underfloor heating
  - New solar panels installed 2023
  - Central heating replaced 12/2023

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## FINANCIAL

Price: € 1.049.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.742,00

## BUILDING

Habitable surface: 358,00 m²  
Fronts: 4  
Construction year: 1990  
Renovation: 2023  
State: Very good state  
Number of floors: 1  
Main area: 240 m²  
Front width: 18,00 m  
Type roof: Saddle roof

## COMFORT

## LOCATION

Environment: Residential area, woods

## TERRAIN

Ground area: 2.420,00 m²  
Width at the street: 27,00 m  
Garden: Yes

## LAYOUT

Kitchen: Yes, US hyper equipped  
Bureau: Yes  
Bathroom type: Shower and short bath  
Shower rooms: 2  
Toilets: 3  
Terrace: 85,00 m²  
Laundry: Yes  
Attic: Yes

Furnished: No

Elevator: No

Blinds: Yes

## ENERGY

EPC score: 251

EPC code: 20230324-0002847553-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Wood

Heating type: Gas (centr. heat.)

Heating: Individual

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living park

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
27/03/2023

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: B

Summons: No

Servitude: No

## PARKING

Garage: 2

Parkings outside: 4

Parkings inside: 2