

## FOR SALE - VILLA

Tisselrietweg 54, 3910 Pelt

On request

Ref. 7295430



  
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Number of bedrooms: 2  
Number of bathrooms: 2  
Garages: 1  
Availability: at the contract

Surf. Living: 263m<sup>2</sup>  
Surf. Plot: 1602m<sup>2</sup>  
Surf. terrace: 35m<sup>2</sup>  
Neighbourhood: residential  
area

PEB/EPB: 453kwh/m<sup>2</sup>/j

# DESCRIPTION

## Single-Level Villa in the Exclusive, Green Residential Area “De Grote Heide”

**In the highly sought-after and green residential area De Grote Heide, just 25 minutes from Eindhoven, you will find this spacious single-level villa, set on a generous plot. This home offers a perfect combination of space, comfort, and versatility, ideal for families and home offices alike.**

### Layout & Features

Upon entering the spacious hallway, you’ll find ample built-in storage and direct access to the expansive living area. The living room is flooded with natural light and offers beautiful views of the meticulously landscaped garden on both sides. Both the living room and kitchen have direct access to the terrace, perfect for summer relaxation. The living room features generous dimensions and an original fireplace, ideal for cozy evenings.

The kitchen is fully equipped and thoughtfully arranged, tucked discreetly in a corner of the living room without obstructing the view. Adjacent is the utility room, convenient for meal preparation. The cellar provides ample space to store wines at the perfect temperature.

The (double) garage is spacious, accommodating a car and garden equipment. A fixed staircase in the garage leads to the attic, currently used as a third (guest) bedroom and for storage of seasonal items such as suitcases and holiday decorations. (If the staircase is relocated, the garage could fit two cars.)

From the night hall, there is a separate toilet and a corridor leading to the side entrance, where a spacious bedroom with a washbasin and separate shower is located—ideal as a home office or guest room thanks to its private entrance.

The master bedroom is a true gem: featuring built-in wardrobes, stunning garden views, and an ensuite bathroom with bathtub, shower, and washbasin.

The beautifully landscaped garden surrounding the property is the icing on the cake: quiet, green, and versatile, perfect for relaxation or entertaining guests.

**This versatile villa offers numerous possibilities and, with minor refreshing, will provide its new owners with many years of comfort and happiness.**

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## FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.348,00

## BUILDING

Habitable surface: 263,00 m²  
Fronts: 4  
Construction year: 1989  
State: Good state  
Main area: 220 m²  
Front width: 17,50 m  
Type roof: Saddle roof

## LOCATION

Environment: Residential area, woods  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 1.602,00 m²  
Width at the street: 35,50 m  
Garden: Yes  
Orientation terrace 1: North-east

## COMFORT

Furnished: No

Handicap friendly: Yes

Elevator: No

## ENERGY

EPC score: 453

EPC code: 20250509-0003582933-RES-1

EPC class: E

Windows: Aluminium or pvc

Heating type: Electrical

Heating: Individual

## LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 2

Terrace: 35,00 m²

Cellar: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes

## PLANNING

Destination: Living park

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
03/06/2025

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: 1

Parkings outside: 2

Parkings inside: 1