

FOR SALE - VILLA

Hoortverten 24-, 2350 Vosselaar

Sold

Ref. 4845832



Number of bedrooms: 4
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 180m²
Surf. Plot: 712m²
Surf. terrace: 40m²
Neighbourhood: countryside

PEB/EPB: 229kwh/m²/j

DESCRIPTION

Particularly quietly located spacious villa on sunny plot with large multi-purpose annex.

This contemporary detached villa is located on a spacious, central and quiet plot a stone's throw from the cosy centre of Vosselaar.

Entrance hall with guest toilet equipped with hand-washer and adjacent office space. Rectangular spacious living room overlooking the landscaped garden and access to the covered terrace through the sliding window. Fitted kitchen with fridge-freezer, oven, dishwasher, ceramic hob, extractor fan, double sink and cosy breakfast corner. Behind the kitchen is a hallway leading to the rear garden.

The fixed staircase in the entrance hall leads to the bedroom floor. On this spacious landing are 3 spacious bedrooms, a separate toilet, laundry room and a bathroom. The bathroom has a bathtub, shower and a washbasin in a neat cabinet. The attic is now accessible via a loft ladder and is fully finished as an extra bedroom floor and houses 2 extra rooms. There is possibility of providing a fixed staircase to make it more easily accessible.

Outside

The rear garden, which features a beautiful, centrally placed Japanese Maple, also houses the multi-purpose outbuilding. This building is about 120m² in size and houses a garage, storage space, and rooms that would be ideal as additional guest rooms if refurbished. Gas connection, electricity and water are also available here. There is currently a gas stove as well as a washroom and a kitchenette.

The front garden is fully paved and has potted planters that can still be planted to your own liking.

A beautiful property with great potential for many uses!

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 1.916,00

BUILDING

Habitable surface: 180,00 m²

Fronts: 4

Construction year: 1992

Main area: 110 m²

Front width: 10,50 m

Orientation rear: South-west

Orientation facade: North-east

COMFORT

Furnished: No

Handicap friendly: No

LOCATION

Environment: Countryside, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 712,00 m²

Width at the street: 17,00 m

Garden: Yes

Orientation terrace 1: South-west

LAYOUT

Living room: 55,00 m²

Kitchen: 35,00 m², US hyper equipped

Bureau: Yes

Bedroom 1: 18,00 m²

Bedroom 2: 18,00 m²

Pool: No

ENERGY

EPC score: 229 kWh/m²/year

EPC code: 202207190002643683RES1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Aluminium

Heating type: Gas (centr. heat.)

Bedroom 3: 18,00 m²

Bedroom 4: 18,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 40,00 m²

Laundry: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: No

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

Garage: 1

Carport: Yes

Parkings outside: 6

Parkings inside: 1