

FOR SALE - CHARMING HOUSE

Koning-Albertstraat 93. B,, 2440 Geel

On request

Ref. 2095 AK.



Number of bedrooms: 3
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 159m²
Surf. Plot: 800m²
Surf. terrace: 20m²
Neighbourhood: countryside

PEB/EPB: 347kwh/m²/j

DESCRIPTION

Charming and Cozy Home with Beautiful Green Views!

Looking for a unique home with character? This beautiful home in the heart of Geel offers not only a fantastic green view, but also a warm, cozy atmosphere thanks to the preservation of authentic elements. The house was renovated in 2022 and is located in a super central location.

Upon entering, you are welcomed in a spacious entrance hall. The stylish living room enjoys lots of natural light and a cozy fireplace, perfect for cozy evenings. Adjacent you will find the spacious living kitchen, fully equipped and featuring an island where you can have breakfast, drinks or just relax. The kitchen also offers enough space for a generous dining table, separate from the living room.

On the second floor there are three bedrooms and a luxurious bathroom. There is also a separate toilet with connections for a washer and dryer.

The outdoor space is a true paradise, with a beautifully landscaped garden full of cozy corners to relax. The garage is currently used as an office.

This home is an outside opportunity for those looking for a central, move-in ready home with a perfect balance of charm and modern amenities.

Schedule a viewing soon!

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 815,00

BUILDING

Habitable surface: 159,00 m²

Fronts: 4

Construction year: 1963

Renovation: 2020

State: Good state

Floor: 0

Number of floors: 2

Main area: 98 m²

Front width: 10,50 m

Type roof: Point roof

Orientation rear: West

Orientation facade: East

COMFORT

Furnished: No

Handicap friendly: No

LOCATION

Environment: Countryside, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 800,00 m²

Width at the street: 30,00 m

Garden: Yes

Orientation terrace 1: West

LAYOUT

Kitchen: Yes, US fully fitted

Bathroom type: Bath

Toilets: 2

Terrace: 20,00 m²

Laundry: Yes

Cellar: Yes

Attic: Yes

TECHNICS

ENERGY

EPC score: 347

EPC code: 20241008-0003388764-RES-1

EPC class: D

Double glazing: Yes, thermic isol.

Windows: Thermal aluminium

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: Yes

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: Yes

Parkings outside: 2

Parkings inside: Yes