CENTURY 21
Echo Vastgoed

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FOR SALE - CHARMING HOUSE

On request

Bergenstraat 5, 2470

Ref. 4032



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 274m²
Surf. Plot: 1135m²
Surf. terrace: 89m²
Neighbourhood: central

PEB/EPB: 280kwh/m²/j

DESCRIPTION

A charming and exceptionally spacious family home in a green oasis

Centrally located yet wonderfully peaceful, set amidst lush greenery, you will find this charming and exceptionally spacious home on a generous plot of approx. 1,135 m². Thanks to its excellent location, you can reach both Antwerp and Eindhoven in just around 30 minutes, allowing you to enjoy the perfect combination of tranquillity, nature and accessibility.

This characterful home combines authentic details with contemporary living comfort and a subtle artistic touch. The warm atmosphere, the spacious living areas and the beautiful garden make this property a unique home for those who appreciate space and privacy.

On the ground floor, you are welcomed into a pleasant living environment that is fully tailored to modern family life. The spacious living room features an impressive window frontage offering a beautiful view of the garden and providing an abundance of natural light. Adjacent to this is a cosy TV corner, whilst a separate, cosy study provides the ideal spot for working from home or a quiet reading nook. This floor also features a guest toilet and a contemporary, fully equipped kitchen fitted with all modern conveniences.

The first floor accommodates four bedrooms. The spacious master bedroom has its own en-suite bathroom, whilst the three other bedrooms share a well-appointed and comfortable shower room.

A fixed staircase leads to the second floor, a versatile additional space that can be perfectly converted into a hobby room, extra bedroom, playroom, studio or home office.

The exterior of this property is equally impressive. The beautiful, mature garden is a true green paradise and enjoys exceptional privacy. Here you can relax in peace, enjoy the outdoors or have a cosy meal with family and friends. In addition, the property offers ample parking on site and a locked garage.

A home that harmoniously combines space, character, comfort and a unique green living experience.

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 889,00

BUILDING

Habitable surface: 274,00 m²
Fronts: 4
Construction year: 1959
State: Good state
Number of floors: 2
Front width: 21,00 m
Type roof: Saddle roof

COMFORT

Furnished: No
Handicap friendly: No

LOCATION

Environment: Central, quiet
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes
Beach nearby: No

TERRAIN

Ground area: 1.135,00 m²
Width at the street: 14,00 m
Garden: Yes

LAYOUT

Living room: 38,00 m²
Dining room: 22,50 m²
Kitchen: 18,60 m², US hyper equipped

ENERGY

EPC score: 280
EPC code: 20260508-0003863577-RES-1
EPC class: C
Double glazing: Yes
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

Bureau: 14,70 m²
Bedroom 1: 16,20 m²
Bedroom 2: 11,00 m²
Bedroom 3: 11,20 m²
Bedroom 4: 11,00 m²
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 2
Terrace: 89,00 m²
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Building permission: Yes, granted
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Not disclosed
Water-sensitive open space area: No
Asbestos inventary certificate: Yes
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: 1
Parkings outside: Yes
Parkings inside: Yes