

## FOR SALE - CHARMING HOUSE

Heieinde 1, 2350 Vosselaar

**Sold**

**Ref. 1915 AK**



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 194m<sup>2</sup>

Surf. Plot: 397m<sup>2</sup>

Surf. terrace: 40m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 48kwh/m<sup>2</sup>/j

## DESCRIPTION

Ready to move in, very recent and energy efficient house with cozy garden just steps from the center of Vosselaar.

### Layout

Entrance hall with guest toilet with handwash, storage / laundry room with sink. Garage with automatic garage door. Cozy living room with lots of natural light and access to the rear terrace and garden. Installed kitchen with storage island. The kitchen is equipped with a combi-oven, dishwasher, cooker hood, sink with mixer tap, 4 burner ceramic fire, fridge freezer. From the kitchen you can also access the large sun terrace.

### Upper floor

Through the staircase you arrive on the bedroom floor. On the landing adjacent to the 3 spacious bedrooms, all with beautiful closets. A linen room should not be missing on this floor, as well as a large bathroom. This bathroom has a bathtub, shower, toilet and a double sink in a beautiful cabinet.

### Outside

From the side gate you can go out the back with the bikes to the fully fenced backyard where a pool house (with storage) is located and where you can relax.

++++PLUSPUNES++++

- Solar panels
- Rainwater collection
- Very energy efficient
- Central location
- High level of finishing
- Indoor garage, outdoor parking and parking in front of the garage
- Possibility to take over the entire interior

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## FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract

## BUILDING

Habitable surface: 194,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 2020  
Type roof: Flat roof  
Orientation rear: South-west

## COMFORT

## LOCATION

Environment: Central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 397,00 m<sup>2</sup>  
Garden: Yes

## LAYOUT

Handicap friendly: No

Videophone: Yes

Elevator: No

Air conditioning: Yes

## **ENERGY**

EPC score: 48

EPC class: A

EPC co2 emission: 1379

Double glazing: Thermic isol.

Windows: Vinyl

Heating type: Gas (centr. heat.)

Heating: Individual

Water tank: Yes

Living room: 34,50 m<sup>2</sup>

Kitchen: 7,00 m<sup>2</sup>, US hyper equipped

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 12,00 m<sup>2</sup>

Bedroom 3: 12,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 40,00 m<sup>2</sup>

Laundry: Yes

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No

Flooding area: Not located in flood area

## **PARKING**

Garage: 1

Parkings outside: 2

Parkings inside: 1