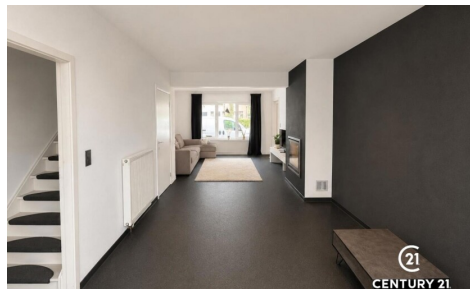
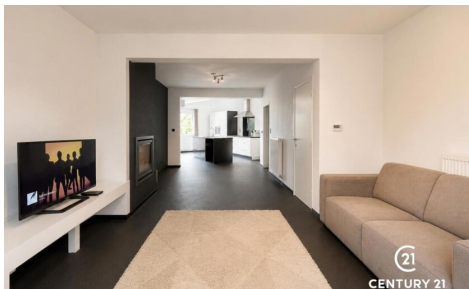


FOR SALE - HOUSE

Wampenberg 108 A, 2370 Arendonk

€ 299.000

Ref. 4035 AK



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

Surf. Living: 148m²
Surf. Plot: 94m²
Surf. terrace: 25m²
Neighbourhood: Village

PEB/EPB: 323kwh/m²/j

DESCRIPTION

Discover this centrally located, move-in-ready property in Arendonk, within walking distance of the charming and lively town centre and just a stone's throw from the Dutch border. Thanks to the ample parking facilities in the immediate vicinity, you'll enjoy excellent transport links and optimal living comfort here.

The property was thoroughly renovated in 2011 and combines modern comfort with a practical layout. On the ground floor, there is a cosy living room with a fully fitted open-plan kitchen. Both the living area and the master bedroom are equipped with air conditioning, ensuring a pleasant indoor climate during hot summer days. From the kitchen, you can access the cosy, low-maintenance courtyard. This, in turn, leads to a shared storage room with access to the street, ideal for extra storage.

On the first floor are two spacious bedrooms, the master bedroom of which features practical fitted wardrobes. The stylish bathroom is a real eye-catcher and features a walk-in shower, double washbasin and toilet.

A fixed staircase leads to the second floor. This spacious loft area offers plenty of possibilities and can be perfectly converted into a home office, hobby room or a fully-fledged third bedroom. It is even possible to divide this space into several rooms.

In short, a well-maintained and surprisingly spacious home in an excellent location, ideal for families, first-time buyers or anyone looking for comfortable living.

FINANCIAL

Price: € 299.000,00

VAT applied: No

Available: At the contract

Land registry income: € 504,00

Liberal profession possible: No

BUILDING

Habitable surface: 148,00 m²

Fronts: 2

Construction year: 1968

Renovation: 2011

State: Good state

Number of floors: 2

Front width: 5,40 m

Type roof: Saddle roof

Orientation rear: East

Orientation facade: West

COMFORT

Furnished: No

Handicap friendly: No

Parlophone: No

Videophone: No

Elevator: Yes

Blinds: Yes

LOCATION

Environment: Village, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 94,00 m²

Garden: Yes (25,00 m²)

Orientation terrace 1: East

LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: No

Bathroom type: Shower

Toilets: 1

Terrace: 25,00 m²

Cellar: No

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Air conditioning: Yes

ENERGY

EPC score: 323

EPC code: 20231009-0003006146-RES-1

EPC class: D

Double glazing: Yes, thermic isol.

Windows: Thermal aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Cable TV: Yes

Sewage: 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

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
10/10/2023

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: Yes

Management measures recorded in the register of
measures: No

PARKING

Parkings inside: No