

## FOR SALE - HOUSE

Looy 4, 2350 Vosselaar

**Sold**

**Ref. 1918 AK**



Number of bedrooms: 3  
Number of bathrooms: 1  
Garages: 2  
Availability: at the contract

Surf. Living: 205m<sup>2</sup>  
Surf. Plot: 169m<sup>2</sup>  
Surf. terrace: 30m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 184kwh/m<sup>2</sup>/j

## DESCRIPTION

### Contemporary, move-in ready family home with large living area and garage

This beautiful and immaculately maintained family home has it all! Ample sleeping facilities, spacious living area, energy efficient, garage and an easy to maintain partially covered garden!

#### Layout

Spacious entrance hall on ceramic tile with cloakroom and guest toilet equipped with hand-washer. Double glass door giving access to the living room. The spacious L-shaped living room has a beautiful gas fireplace and gives out through the many double French windows to the maintenance-friendly garden with terrace. The terrace is partly covered and opens onto the indoor garage. The kitchen is equipped with quality appliances mainly of the ATAG brand. Most of the appliances have been recently renewed and the equipment includes an American fridge, combi oven, cooker hood, double ash table, 4 burner induction fire, granite worktop and lots of cupboards. The half-open concept means the kitchen is always in contact with the living space.

#### Upper floor

The staircase with beautiful, burnt granite steps leads to the bedroom floor. On this landing you will find, among others, the master bedroom which is equipped with air conditioning and a walk-in wardrobe. The practical linen room has beautiful built-in cupboards and could serve as a baby room. A spacious bathroom is not to be missed here, and it has a corner bath, walk-in shower, toilet and a sink in a beautiful cabinet.

A fixed staircase takes you to the attic floor, which is fully finished and has 2 bedrooms under a sloping roof as well as a storage room.

The garage has an automatically operated sectional door, fitted cupboards and connections for washing and drying machines. The garage also opens directly onto the rear covered terrace.

#### **++PLUSPUNTS++**

- Roll shutters
- Fly screens
- Air conditioning in the master bedroom
- Centrally located
- Low maintenance

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## FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract  
Land registry income: € 927,00

## BUILDING

Habitable surface: 205,00 m²  
Fronts: 3

## LOCATION

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

## TERRAIN

Ground area: 169,00 m²

Construction year: 2006  
Renovation: 2020

## COMFORT

Furnished: No  
Handicap friendly: No  
Elevator: No  
Blinds: Yes  
Air conditioning: Yes

## ENERGY

EPC score: 184  
EPC code: 20220830-0002664135-RES-1  
EPC class: B  
Double glazing: Yes  
Windows: Vinyl  
Heating type: Gas (centr. heat.)  
Heating: Underfloor heating partially

Garden: Yes

## LAYOUT

Kitchen: Yes, US hyper equipped  
Bathroom type: Shower and bath tub  
Toilets: 2  
Terrace: 30,00 m²  
Laundry: Yes  
Attic: Yes

## TECHNICS

Electricity: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Intimation: No

## PARKING

Garage: 2  
Parkings outside: 1  
Parkings inside: 1