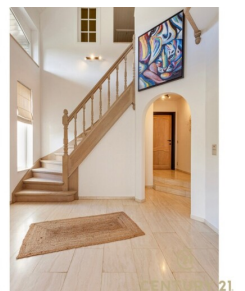
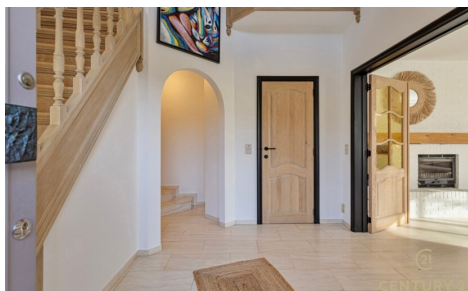


## FOR SALE - VILLA

Hoevestraat 25. B., 2330 Merksplas

€ 825.000

Ref. 6522438



Number of bedrooms: 5  
Number of bathrooms: 2  
Garages: 2  
Availability: at the contract

Surf. Living: 358m<sup>2</sup>  
Surf. Plot: 2420m<sup>2</sup>  
Surf. terrace: 85m<sup>2</sup>  
Neighbourhood: residential  
area

PEB/EPB: 215kwh/m<sup>2</sup>/j

## DESCRIPTION

Very quietly located spacious villa with beautifully landscaped garden on approx. 2420m<sup>2</sup>

Impressive entrance hall with checkroom and guest toilet. The entrance hall also gives immediate access to the office.

Through double oak doors you enter the spacious L-shaped living room on natural stone with underfloor heating, a cozy fireplace and a panoramic view of the landscaped garden and sun terrace. Installed kitchen with cozy breakfast nook, practical storage room with connection for washer and dryer. Night hall with practical fitted wardrobes, master bedroom, bathroom with bath, shower and double washbasin. Double indoor garage with automatic panel door.

The beautiful oak staircase leads to the landing of the bedroom floor where there are 4 particularly spacious bedrooms, night toilet, dressing room and bathroom. The insulated attic is accessible by a sliding staircase.

Outside:

Beautifully landscaped garden enjoying complete privacy with large (newly constructed) sun terrace approx. 85 m<sup>2</sup>! convenient sprinkler system, 2 garden sheds, beautiful ponds.

Details:

- Natural stone floors
- Oak staircase and interior doors
- Double indoor garage
- Electric shutters with timer
- Partly underfloor heating
- New solar panels installed 2023
- Central heating replaced 12/2023

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## FINANCIAL

Price: € 825.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.742,00

## BUILDING

Habitable surface: 358,00 m<sup>2</sup>

Fronts: 4

Construction year: 1990

Renovation: 2023

State: Very good state

Number of floors: 1

Main area: 240 m<sup>2</sup>

Front width: 18,00 m

Type roof: Saddle roof

## COMFORT

## LOCATION

Environment: Residential area, woods

## TERRAIN

Ground area: 2.420,00 m<sup>2</sup>

Width at the street: 27,00 m

Garden: Yes

## LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Bathroom type: Shower and short bath

Shower rooms: 2

Toilets: 3

Terrace: 85,00 m<sup>2</sup>

Laundry: Yes

Attic: Yes

Furnished: No  
Videophone: Yes  
Elevator: No  
Blinds: Yes

## ENERGY

EPC score: 215  
EPC code: 20250821-0002847553-RES-2  
EPC class: C  
Double glazing: Yes, thermic isol.  
Windows: Wood  
Heating type: Gas (centr. heat.)  
Heating: Individual

## TECHNICS

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

## PLANNING

Destination: Living park  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
27/03/2023  
Intimation: No - no legal correction or  
administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score: B  
Summons: No  
Servitude: No

## PARKING

Garage: 2  
Parkings outside: 4  
Parkings inside: 2