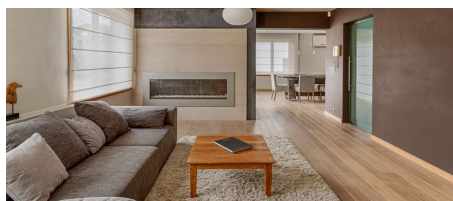


For sale - Exceptional house

€ 549.000**1760 Roosdaal****Ref. 6079125**

Number of bedrooms: 7
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 418m²
Surf. Plot: 886m²
Neighbourhood: central

PEB/EPB: 454kwh/m²/j

Description

This spacious villa with an extension, located between Ternat and Roosdaal, offers the perfect balance between work and private life. Surface area 418 m² (307 m² house plus 111 m² garage, storage, and kitchen) on the ground level at the back. 7 rooms, of which 3 can be used as separate offices with a separate entrance, waiting area, and plenty of parking space in front and next to the villa. It has a large entrance hall leading to a spacious living room with solid parquet flooring and a cozy gas fireplace. Adjacent, you will find a dining room with a high-quality open kitchen equipped with a natural stone countertop. On the same floor, there is a bathroom with a sink, bath, and toilet that could use an update to meet current tastes. Additionally, there is a spacious room that can be used as a bedroom or office. On the upper floor, there are four bedrooms and a toilet. There is also the possibility to install an extra bathroom and convert one of the rooms into a dressing room. The extension offers plenty of space for home-working possibilities. On the upper level, there are two spacious offices with a separate entrance and a large hall that can perfectly serve as a waiting room. On the lower level, there is a separate entrance for the offices or practice, a toilet and a waiting room, and an extra shower. There is also a passage to the garage and cellar. At garden level, you will find a very spacious garage, a cellar, and a large area with a kitchen, total area 111 m². This space is ideal for storage or hobbies such as car collection or crafting. Around the house, there is ample parking space, both at the front, side, and back. The garden is completely enclosed from the street, providing extra privacy and safety. The villa is conveniently located near public transport, schools, a pharmacy, and a supermarket. This property offers a unique opportunity to combine living and working in a quiet setting.

Financial

Price: € 549.000,00
Available: At the contract
Land registry income: € 2.000,00
Servitude: No
Liberal profession possible: Yes (73,00 m²)

Location

Environment: Central, Free sight
School nearby: 1.200m
Shops nearby: 850m
Public transport nearby: 290m
Highway nearby: 4.000m
Sport center nearby: 5.800m

Building

Habitable surface: 418,00 m²
Fronts: 4

Terrain

Ground area: 886,00 m²
Garden: Yes
Orientation terrace 1: South

Comfort

Furnished: No
Alarm: Yes
Videophone: Yes
Elevator: No
Air conditioning: Yes
Pool: No

Layout

Kitchen: Yes, US hyper equipped
Bureau: Yes
Bedroom 1: 16,00 m²
Bedroom 2: 12,00 m²
Bedroom 3: 19,00 m²
Bedroom 4: 23,50 m²
Bedroom 5: 17,00 m²
Bathroom type: Shower and bath tub
Shower rooms: 1
Toilets: 3
Laundry: Yes
Cellar: Yes
Attic: Yes

Energy

EPC score: 454 kWh/m²/year
EPC code: 2020240809-0002848979
EPC class: E
Double glazing: Yes
Windows: Wood
Heating type: Gas (centr. heat.)

Technics

Electricity: Yes

Planning

Destination: Rural residential area

Building permission: Not disclosed

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: Yes

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Summons: No

Parking

Garage: 1

Parkings inside: Yes