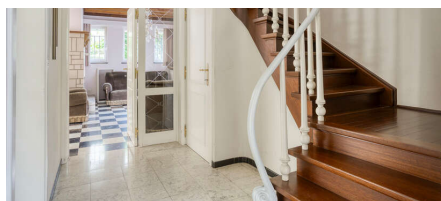


## For sale - House

**€ 520.000****1650  
Beersel****Ref. 7058038** 

Number of bedrooms: 4  
Number of bathrooms: 1  
Garages: 1

Surf. Living: 181m<sup>2</sup>  
Surf. Plot: 1644m<sup>2</sup>

PEB/EPB: 586kwh/m<sup>2</sup>/j

# Description

Spacious family home on a 16-are plot in Huizingen Discover this solid and spacious family home, ideally located in a strategic area of Huizingen. Upon entering, you are welcomed by a generous entrance hall with cloakroom and separate guest toilet. The bright living room with lounge and dining area forms the heart of the house. The kitchen also offers an additional dining space or office, giving you full flexibility to adapt the layout to your needs. On the first floor, you will find four bedrooms, a bathroom, and two practical storage rooms. The house is fully basemented and includes an underground garage, complemented by two driveways for extra parking. From both the living areas and the kitchen, you have direct access to the expansive garden, offering all the outdoor space and privacy you could wish for. Renovation requirement applies.

## Financial

Price: € 520.000,00  
VAT applied: No  
Land registry income: € 2.189,00  
Servitude: No

## Building

Habitable surface: 181,00 m²  
Fronts: 4

## Comfort

Furnished: No  
Elevator: No

## Energy

EPC score: 586 kWh/m²/year  
EPC code: 20250904-0003678868-RES-1  
EPC class: F

## Location

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

## Terrain

Ground area: 1.644,00 m²  
Garden: Yes

## Layout

Kitchen: Yes  
Toilets: 2  
Cellar: Yes

## Planning

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: Not disclosed  
G-score: A  
P-score: A  
Summons: No

## Parking

Garage: 1  
Parkings inside: Yes