

For sale - House

€ 549.000**Margrietendreef 31, 7850****Fashion****Ref. 7083813**

Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1

Surf. Living: 182m²
Surf. Plot: 1035m²

PEB/EPB: 247kwh/m²/j

Description

At the edge of the Bois de Strihoux, this spacious family home / house for sale offers a living area of 182 m² on a 10-are plot. Recently renovated, it combines peace and greenery with excellent access to shops, schools and public transport. The entrance hall with cloakroom and guest toilet leads into the living room with dining area and office/play corner. Large windows facing the terrace provide open green views with full privacy. The ground floor features natural stone floors throughout, and a fireplace insert adds warmth and comfort. The kitchen also opens directly onto the garden with open views across the fields. Upstairs you will find 4 bedrooms. Two share a renovated shower room with double sink. In addition, there is a fully renovated bathroom with bathtub, shower and double sink, plus a separate toilet. Most floors are finished with solid wood parquet, enhancing the warm character of the home. Highlights of this house for sale: • 182 m² of living space – ideal family home • 4 bedrooms + 2 renovated bathrooms (shower room + main bathroom) • Natural stone floors on the ground floor, solid wood parquet upstairs • Garage, cellar, utility/laundry room and driveway for 2 cars • Recent renovations (bathrooms, toilets, condensing oil boiler) • Energy-efficient EPC label C and compliant electricity Discover this move-in-ready family home / house for sale in Bois de Strihoux, finished with high-quality materials and ideal for those seeking comfort and peace. Contact us today to arrange a viewing.

Financial

Price: € 549.000,00

VAT applied: No

Land registry income: € 1.663,00

Building

Habitable surface: 182,00 m²

Fronts: 4

Construction year: 1983

Comfort

Furnished: No

Alarm: Yes

Energy

EPC score: 247 kWh/m²/year

EPC code: 20191228003616

EPC class: C

Double glazing: Yes

Heating type: Oil (centr. heat.)

Location

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Terrain

Ground area: 1.035,00 m²

Garden: Yes

Layout

Living room: 40,00 m²

Kitchen: 19,00 m²

Bedroom 1: 24,00 m²

Bedroom 2: 14,00 m²

Bedroom 3: 10,00 m²

Bedroom 4: 7,00 m²

Shower rooms: 1

Toilets: 2

Cellar: Yes

Technics

Electricity: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Parking

Garage: 1

Parkings outside: 2

Parkings inside: 1