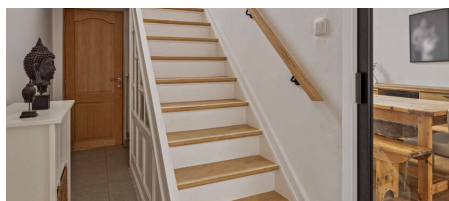
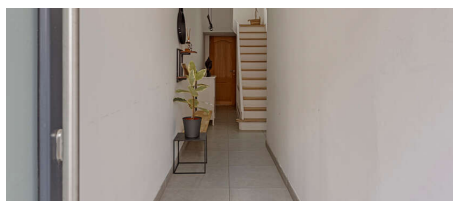


For sale - House

Sold**Wolvertemsesteenweg 38, 1785 Merchtem****Ref. 5417994**

Number of bedrooms: 3
Number of bathrooms: 1

Surf. Living: 132m²
Surf. terrace: 30m²
Neighbourhood: central

PEB/EPB: 284kwh/m²/j

Description

Upon entering this beautiful townhouse through the entrance hall, you immediately feel the warmth and hospitality that this home exudes. Located in the bustling heart of Merchten, this property is a true oasis of peace and comfort. Completely renovated and ready to move in, this home offers a perfect blend of modern luxury and homely charm. Once inside, you are greeted by a stunning kitchen, equipped with the latest appliances and high-quality finishes. The cozy living space provides the perfect place to relax and enjoy quality time with family and friends. Step outside and discover a small garden with a charming terrace, where you can bask in the sun and enjoy the outdoors. On the first floor, you will find three bedrooms. Each room is tastefully decorated and offers tranquility and comfort. The bathroom is a true oasis of relaxation, with a luxurious bathtub to dream away in and a refreshing rain shower. The location of this property is truly ideal, with shops, sports centers, public transport, and beautiful hiking trails all within easy reach. Don't miss this unique opportunity to discover this beautiful home in the heart of Merchten. Contact us today to schedule a viewing! The provided information and specified areas are purely indicative and do not imply any legal commitment.

Financial

Price: € 349.000,00
VAT applied: No
Land registry income: € 421,00

Building

Habitable surface: 132,00 m²
Fronts: 2
Construction year: 1934
Renovation: 2020
Main area: 195 m²
Front width: 6,00 m
Orientation rear: South

Comfort

Furnished: No
Elevator: No

Energy

EPC score: 284 kWh/m²/year
EPC code: 20240322-0003107125-RES-1
EPC class: C
Double glazing: Yes
Windows: Vinyl
Heating type: Gas (centr. heat.)
Water tank: Yes

Location

Environment: Central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes

Terrain

Garden: Yes
Orientation terrace 1: South

Layout

Living room: 14,00 m²
Dining room: 13,00 m²
Kitchen: 11,00 m², US hyper equipped
Bureau: Yes
Bedroom 1: 7,40 m²
Bedroom 2: 11,80 m²
Bedroom 3: 20,20 m²
Bathroom type: All comfort
Toilets: 1
Second terrace: 30,00 m²
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
Flooding area: Not located in flood area
G-score: A
P-score: A

Parking

Parkings inside: No