

For sale - House

€ 365.000

Neerstraat 18, 1670
Benningen

Ref. 6974730 




Number of bedrooms: 3
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 108m²
Surf. Plot: 337m²
Surf. terrace: 18m²
Neighbourhood: Free sight

Glazing type: thermic and
acoustic isol.

Description

In the green surroundings of Pepingen, this ready-to-move-in and energy-efficient home is being built on a naturally sloping plot. The result? A raised terrace on stilts with an impressive view over the surrounding fields – enjoy peace and open space every single day. This compact and smart family home has it all: three bedrooms, an open living space with plenty of natural light, a fully equipped ATAG kitchen, a modern bathroom with walk-in shower and towel heater, a practical laundry room, and two toilets. Two private parking spaces are provided right in front of the house. As a BEN home (nearly zero-energy building), it comes with top-notch technical features: – High-efficiency glazing (U-value 1.0) – Ventilation system D – 200-liter heat pump boiler – 13 solar panels of 410 Wp with inverter – Air-to-air heat pump (3.5 kW) for the living area and kitchen – Two additional air-to-air heat pumps upstairs (1 in the master bedroom, 1 in the hallway for the children’s rooms) This ensures a comfortable indoor climate both in summer and winter, resulting in an A-level EPC score. With its smart layout and energy-saving technologies, this is an ideal family home, first-time purchase, or future-proof investment. The home will be fully finished under the 21% VAT regime. The photos shown are of a previously completed home.

Financial

Price: € 365.000,00
VAT applied: Yes
Construction value: € 200.000,00
Value land: € 180.000,00
Available: At the contract

Building

Habitable surface: 108,00 m²
Fronts: 3
Construction year: 2025
State: New
Main area: 54 m²
Front width: 6,20 m
Type roof: Flat roof
Orientation rear: North-west
Orientation facade: South-east

Comfort

Furnished: No

Energy

EPC class: A
Double glazing: Yes
Glazing type: Thermic and acoustic isol.
Windows: Aluminium
Heating type: Hot air pump
Water tank: Yes

Location

Environment: Free sight, countryside

Terrain

Ground area: 337,00 m²
Width at the street: 10,00 m
Garden: Yes (294,00 m²)
Orientation terrace 1: North-west

Layout

Living room: 14,55 m²
Dining room: 18,97 m²
Kitchen: Yes, hyper equipped
Bedroom 1: 12,15 m²
Bedroom 2: 8,36 m²
Bedroom 3: 8,56 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 2
Terrace: 18,30 m²
Laundry: Yes

Technics

Electricity: Yes
Phone cables: Yes

Planning

Destination: Not disclosed
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No

Intimation: Not disclosed