

For sale - House

€ 380.000

**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. Expected completion: September 2025. 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: € 380.000,00

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: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed