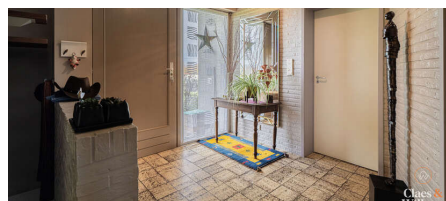
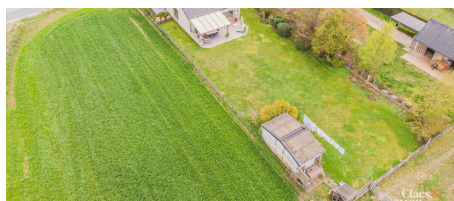


For sale - House

€ 565.000**Steenweg op Elingen 36, 1670
Benningen****Ref. 7637344**

Number of bedrooms: 5
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 221m²
Surf. Plot: 965m²
Surf. terrace: 36m²
Neighbourhood: Free sight

PEB/EPB: 421kwh/m²/j

Description

Set in a peaceful rural environment with open views over the surrounding fields, this spacious detached property (221 m² living area / 359,77 m² total area) on a 965 m² plot offers a remarkable combination of living comfort and versatility. Built in 1978, the fully detached four-façade home features a generous living room of 52 m², a separate dining room of 32 m² and a fully equipped kitchen. Underfloor heating and air conditioning ensure a pleasant indoor climate throughout the year. On the ground floor you will also find a bedroom that can easily serve as a dressing room or home office. Upstairs, 4 additional bedrooms (ranging from 13 to 16 m²), a bathroom with both shower and bathtub, and 2 separate toilets await. Should you wish to practice a liberal profession, a space of up to 54 m² can be dedicated to this purpose. Parking is more than adequately catered for: the basement accommodates 2 cars, and 2 additional vehicles can park in front of the gate. The property also boasts a well-maintained garden and a west-facing terrace. The south-east facing front façade ensures excellent natural light throughout the day. A unique opportunity for those seeking space, tranquillity and functionality in the heart of the Pajottenland!

Financial

Price: € 565.000,00

VAT applied: No

Available: At the contract

Land registry income: € 2.050,00

Liberal profession possible: Yes (53,84 m²)

Building

Habitable surface: 221,00 m²

Fronts: 4

Construction year: 1978

State: Good state

Main area: 176 m²

Front width: 9,00 m

Type roof: Teachers roof

Orientation rear: West

Orientation facade: East

Comfort

Furnished: No

Air conditioning: Yes

Energy

EPC score: 421 kWh/m²/year

EPC class: E

Double glazing: Yes

Windows: Aluminium and wood

Heating type: Floor heating

Location

Environment: Free sight, countryside

Terrain

Ground area: 965,00 m²

Width at the street: 17,00 m

Garden: Yes

Orientation terrace 1: West

Layout

Living room: 51,97 m²

Dining room: 32,52 m²

Kitchen: 12,13 m²

Bedroom 1: 15,40 m²

Bedroom 2: 14,44 m²

Bedroom 3: 16,43 m²

Bedroom 4: 13,59 m²

Bedroom 5: 13,58 m²

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 2

Second terrace: 36,00 m²

Cellar: Yes

Attic: Yes

Technics

Electricity: Yes

Phone cables: Yes

Planning

Destination: Rural residential area

Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: Not disclosed
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Intimation: Not disclosed
Ground certificate: Yes

Parking

Garage: 1
Parkings outside: 2
Parkings inside: 2