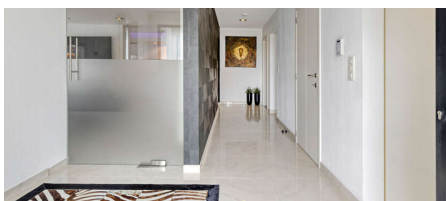


For sale - Villa

€ 890.000**Krabbosstraat 58, 1650****Beersel****Ref. 7017167**

Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 337m²
Surf. Plot: 1570m²
Neighbourhood: Free sight

PEB/EPB: 88kwh/m²/j

Description

Welcome to this classy, energy-efficient (EPC A), modern villa in the green Dworp. You are welcomed through the entrance hall, which leads to all the different spaces on the ground floor. Through the glass door, you enter the spacious, open living area. The living room is surrounded by large windows, letting in plenty of natural light. There is also a see-through stove, adding extra charm. The stunning, large semi-open kitchen is fully equipped with ambient lighting and quality appliances, ensuring you can entertain your guests while cooking in peace. On the ground floor, there is also an open office space, the spacious master bedroom with a dressing room (built-in wardrobes), and the adjoining bathroom with a bathtub, walk-in shower, and double sink. Lastly, there is a closed room, currently used as an office but also suitable to be turned into a bedroom. On the second floor, you'll find a second full living space, with air conditioning. Here, there is also a second bathroom with a walk-in shower. Finally, there are 2 bedrooms, fully surrounded by built-in wardrobes. Surrounding the living space on the upper floor is plenty of storage, beautifully concealed with the help of built-in closets. The house is fully basemented, with a large garage and additional cellar spaces. The property offers the perfect outdoor space. The large terrace (including jacuzzi) and the spacious garden provide the ideal relaxation area. With views of the green Dworp, a garden house with wifi, and a sitting area, you can fully unwind. The property has an EPC A, solar panels, a compliant electrical inspection, and plenty of parking spaces. Many pieces of furniture are included in the price, with further details provided on-site. In short, a modern luxury home in the picturesque Dworp, perfect for those who love comfort and peace. Don't miss the chance to view this property and book your visit now. We look forward to welcoming you.

Financial

Price: € 890.000,00
VAT applied: No
Available: At the contract
Land registry income: € 3.079,00
Servitude: No

Building

Habitable surface: 337,00 m²
Fronts: 4
Construction year: 2011
Renovation: 2020
State: Very good state
Number of floors: 2
Main area: 183 m²
Orientation rear: West
Orientation facade: East

Comfort

Furnished: Yes
Alarm: Yes
Elevator: No
Air conditioning: Yes

Energy

EPC score: 88 kWh/m²/year
EPC code: 20250806-0003660022-RES-1
EPC class: A

Location

Environment: Free sight
School nearby: 1.100m
Shops nearby: 1.150m
Public transport nearby: 50m
Highway nearby: 2.000m
Sport center nearby: 1.100m

Terrain

Ground area: 1.570,00 m²
Width at the street: 31,40 m
Garden: Yes (1.286,00 m²)
Orientation terrace 1: West

Layout

Living room: 29,00 m²
Dining room: 22,00 m²
Kitchen: 18,13 m², hyper equipped
Bureau: 9,30 m²
Bedroom 1: 21,00 m²
Bedroom 2: 12,47 m²
Bedroom 3: 12,43 m²
Bedroom 4: 10,20 m²
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 3
Laundry: Yes
Cellar: Yes
Attic: Yes

Double glazing: Yes
Heating type: Gas (centr. heat.)
Water tank: Yes

Technics

Electricity: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: No
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No

Parking

Garage: 1
Parkings outside: 5
Parkings inside: 2