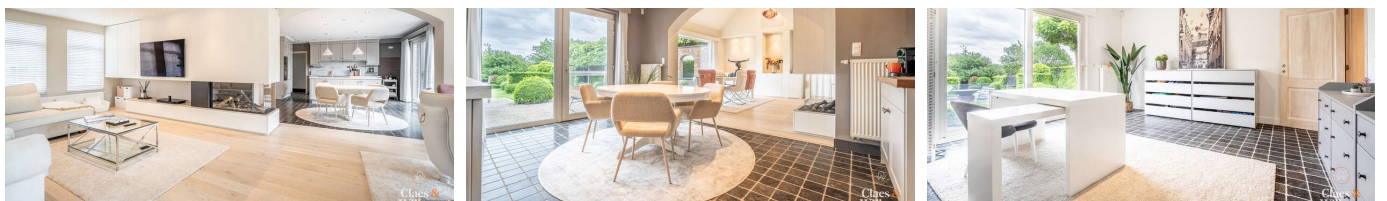


For sale - Villa

1700 Dilbeek

€ 1.295.000

Ref. 7675807



Number of bedrooms: 5
Number of bathrooms: 2
Garages: 2

Surf. Plot: 1954m²
Neighbourhood: Free sight

PEB/EPB: 134kwh/m²/j

Description

Where living space and land size still come together. At a time when building plots are becoming increasingly scarce and homes are being developed on ever smaller parcels, this exclusive villa in Dilbeek represents a truly rare opportunity. Originally permitted in 2005 and further refined and upgraded through 2020, the property offers an approximately 400 m² gross built area on a plot of nearly 20 ares. The land was created through the merger of two separate building plots, a feature that was already exceptional in 2005. With a plot width of approximately 23 metres and a façade width of around 17 metres, the villa enjoys an impressive presence and a remarkable sense of space. High-quality, durable materials were selected throughout, including authentic reclaimed bricks and Belgian bluestone. These timeless choices create a distinctive character and a level of craftsmanship that continues to impress today. Inside, the villa offers generous living areas, multiple bedrooms and bathrooms, as well as a separate residential wing that can perfectly serve as a professional practice, home office, hobby room, guest accommodation or multigenerational living space. The fully landscaped east-south-facing garden further enhances the property's appeal. Mature planting ensures privacy, while several terraces, an outdoor kitchen and a separate outbuilding create an exceptional outdoor living experience. The property is equipped with a heat pump, solar panels and air conditioning, while achieving an excellent EPC rating B. What truly sets this villa apart is the combination of an approximately 400 m² gross built area, a nearly 20-are plot, exceptional plot width and a fully landscaped garden, all in a strategic location in Dilbeek, just minutes from Brussels. Properties offering this combination of space, privacy and land have become increasingly rare. A property for buyers unwilling to compromise on space, quality, comfort and long-term value.

Financial

Price: € 1.295.000,00

Land registry income: € 2.522,00

Servitude: No

Liberal profession possible: Yes

Building

Fronts: 4

Construction year: 2006

Front width: 17,00 m

Comfort

Alarm: Yes

Elevator: No

Air conditioning: Yes

Security

Access control: Yes

Access control type: Fence

Energy

EPC score: 134 kWh/m²/year

EPC code: 202605-0003877727-RES1

EPC class: B

Double glazing: Yes

Heating type: Gas (centr. heat.)

Location

Environment: Free sight, residential area

School nearby: 2.700m

Shops nearby: 1.000m

Public transport nearby: 230m

Highway nearby: 3.800m

Terrain

Ground area: 1.954,00 m²

Width at the street: 23,00 m

Garden: Yes

Layout

Living room: 45,00 m²

Kitchen: 30,00 m²

Bureau: Yes

Bedroom 1: 21,60 m²

Bedroom 2: 23,00 m²

Bedroom 3: 22,50 m²

Bedroom 4: 11,00 m²

Bedroom 5: 10,50 m²

Bathroom type: All comfort

Shower rooms: 2

Toilets: 2

Laundry: Yes

Attic: Yes

Technics

Water tank: Yes

Electricity: Yes

Phone cables: Yes

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: No

Intimation: No

G-score: A

P-score: A

Summons: No

Ground certificate: Yes

Management measures recorded in the register of measures: No

Parking

Garage: 2

Parkings outside: 3