

Basiliekstraat 58, 1500 Halle

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For sale -Villa

€ 995.000

Ref. 5720721









Number of bedrooms: 6 Number of bathrooms: 3

Garages: 1

Availability: tbd with the owner

Surf. Living: 492m² Surf. Plot: 3971m²

Neighbourhood: villa

PEB/EPB: 267kwh/m²/j

Description

A barrier gate leads, via a chestnut tree-lined driveway, to your dream home in the exclusive, gated Vlieringenpark. Here, peace and greenery abound, with sweeping views of the surrounding countryside. This villa, built on a plot of 39.71 ares, offers a total living space of 492 m² and combines Scandinavian architecture with modern comfort. The spacious hall with guest toilet provides access to both the kitchen pantry and the living area, while the open home office is perfect for working from home in peace. Large windows in the living room flood the space with natural light and offer a stunning view of the south-facing garden with terrace. The fully equipped kitchen is designed to blend functionality with elegance. Upstairs, you'll find four spacious bedrooms, two bathrooms, and a practical study or second living area for the children. The property also features a cozy veranda, a practical cellar, and a large laundry room. Parking is abundant, with a double garage and six additional outdoor spaces. This home offers not only ultimate living comfort but also the privacy and security of gated access. This unique property represents a rare opportunity to live exclusively and peacefully without compromising accessibility. We warmly invite you for a viewing to experience the unique charm and quality of this exceptional home.

Financial

Price: € 995.000,00 VAT applied: No

Available: Tbd with the owner Land registry income: € 5.025,00

Servitude: Yes

Liberal profession possible: Yes

Building

Habitable surface: 492,00 m²

Fronts: 4

Construction year: 1986

State: Good state
Main area: 369 m²
Type roof: Slooping roof
Orientation rear: South
Orientation facade: North

Comfort

Furnished: No Elevator: No

Air conditioning: Yes

Pool: No

Security

Access control: Yes

Access control type: Barrier

Energy

EPC score: 267 kWh/m²/year

Location

Environment: Villa, countryside view

School nearby: 1.700m Shops nearby: 2.500m

Public transport nearby: 600m Highway nearby: 3.900m Sport center nearby: 3.400m

Terrain

Ground area: 3.971,00 m² Width at the street: 40,00 m

Garden: Yes

Orientation terrace 1: South

Layout

Kitchen: Yes, US hyper equipped

Bureau: Yes Veranda: Yes

Bathroom type: Shower and bath tub

Toilets: 4 Laundry: Yes Cellar: Yes Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Rural residential area

Building permission: Yes

EPC code: 0003452803

EPC class: C

Double glazing: Yes Windows: Wood

Heating type: Electrical

Parcelling permission: Yes Right of pre-emption: No

Asbestos inventary certificate: Yes

Asbestos inventary certificate creation date:

25/11/2024 Intimation: No

Flooding area: Not located in flood area

G-score: A P-score: A

Water-sensitive open space area: No

Summons: No

Ground certificate: Yes

Parking

Garage: 1

Parkings outside: 6 Parkings inside: 2