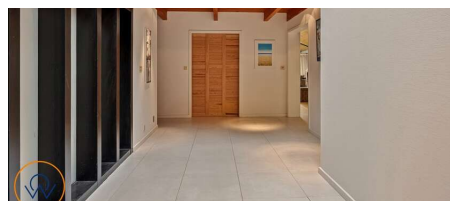


For sale - Villa

€ 995.000**Lenniksesteenweg 462 B12, 1500 Halle****Ref. 5720721**

Number of bedrooms: 6

Number of bathrooms: 3

Garages: 1

Availability: tbd with the owner

Surf. Living: 492m²Surf. 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 inventory certificate: Yes
Asbestos inventory 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