

For sale - Villa

€ 925.000**Molenstraat 6A, 9970 Kaprijke****Ref. 7189755**

Number of bedrooms: 4
Number of bathrooms: 2

Surf. Living: 341m²
Surf. Plot: 991m²
Surf. terrace: 122m²
Neighbourhood: Free sight

PEB/EPB: 29kwh/m²/j

Description

Recent villa in Kaprijke with 4 bedrooms, spacious garden and EPC A rating Discover this modern villa in Kaprijke, set on a beautiful plot of almost 10 ares, where space, light and comfort take centre stage. Upon entering, you are welcomed by a spacious entrance hall with separate guest toilet, leading into the bright living room that flows into the dining area and open kitchen. Together, they create a harmonious living space, perfect for enjoying quality time with family and friends. Comfort is guaranteed with underfloor heating throughout the house and an integrated home automation system that makes daily life easier. Security is also well taken care of thanks to the camera surveillance system. On the first floor, you will find a night hall with office corner, a separate toilet, four full-size bedrooms, a bathroom with bathtub, shower and double washbasin, as well as a separate shower room, also equipped with a double washbasin. The villa further offers a spacious garage for two cars with a charging station for electric vehicles, complemented by extra parking space on the driveway. The large basement of no less than 83 m² provides excellent storage space and can easily be used as a hobby or leisure area. Thanks to its favourable EPC A rating, solar panels, type D ventilation system and passive cooling, this villa in Kaprijke is fully futureproof and highly energy efficient. It combines modern comfort with long-term sustainability. Don't miss this unique opportunity to own a recent and energy-efficient villa in Kaprijke and schedule your visit today.

Financial

Price: € 925.000,00
VAT applied: No
Land registry income: € 1.186,00
Servitude: No
Liberal profession possible: Yes

Location

Environment: Free sight, quiet
School nearby: 1.000m
Shops nearby: 650m
Public transport nearby: 290m
Sport center nearby: 400m

Building

Habitable surface: 341,00 m²
Fronts: 4
Construction year: 2018
State: New
Orientation rear: West
Orientation facade: East

Terrain

Ground area: 991,00 m²
Garden: Yes

Comfort

Furnished: No
Elevator: No
Air conditioning: Yes
Pool: No

Layout

Kitchen: Yes
Bureau: Yes
Bedroom 1: 14,07 m²
Bedroom 2: 13,43 m²
Bedroom 3: 13,24 m²
Bedroom 4: 12,91 m²
Bathroom type: All comfort
Toilets: 2
Terrace: 122,00 m²
Laundry: Yes
Cellar: Yes

Energy

EPC score: 29 kWh/m²/year
EPC code: 20240610-0003270784-RES-3
EPC class: A
Double glazing: Yes
Heating type: Hot air pump

Technics

Electricity: Yes

Planning

Destination: Rural residential area

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

Parking

Garage: Yes
Parkings inside: 2