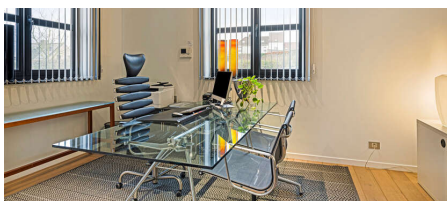
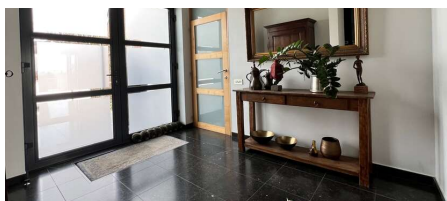


For sale - Villa

€ 1.482.000**Daeleveld 7, 1670
Benningen****Ref. 6356802** 

Number of bedrooms: 5
Number of bathrooms: 3
Garages: 5
Availability: at the contract

Surf. Living: 527m²
Surf. Plot: 2021m²
Surf. terrace: 180m²
Neighbourhood: Free sight

PEB/EPB: 95kwh/m²/j
Glazing type: thermic and
acoustic isol.

Description

Discover this exclusive villa, situated on a south-facing, beautifully landscaped mature garden of 20 ares, offering breathtaking views. This unique property combines luxury, comfort, and privacy, perfect for those seeking an exceptional quality of life. The house offers a spacious and light-filled layout: on the ground floor, you'll find a cozy living room with a cassette fireplace, a modern dining area, and a fully equipped kitchen. Additionally, there is a convenient laundry room, an office, and a separate guest toilet. The basement is a true wellness paradise, equipped with an indoor pool, fitness room, and sauna. The basement garage accommodates two cars. A detached outbuilding provides space for three additional cars. Under the extra garage, there is a basement level including, among other things, a garden storage room at garden level. The first floor comprises four bedrooms, including a master bedroom with an adjoining bathroom. There is a separate children's bathroom with two sinks, ideal for families. The plot itself offers ultimate tranquility and privacy, perfect for enjoying outdoor living. Contact us today for more information on this unique opportunity!

Financial

Price: € 1.482.000,00
VAT applied: No
Available: At the contract
Land registry income: € 3.805,00
Liberal profession possible: Yes (40,00 m²)

Location

Environment: Free sight, countryside
School nearby: 1.000m
Shops nearby: 3.600m
Public transport nearby: 250m
Highway nearby: 3.800m

Building

Habitable surface: 527,00 m²
Fronts: 4
Construction year: 1999
State: Very good state
Main area: 275 m²
Front width: 20,00 m
Type roof: Tent roof
Orientation rear: South
Orientation facade: North

Terrain

Ground area: 2.021,00 m²
Width at the street: 14,00 m
Garden: Yes (1.362,00 m²)
Orientation terrace 1: South

Layout

Living room: 50,00 m²
Dining room: 20,00 m²
Kitchen: 20,00 m², hyper equipped
Bureau: 14,00 m²
Bedroom 1: 28,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 15,00 m²
Bedroom 4: 18,00 m²
Bathroom type: Shower and bath tub
Toilets: 4
Terrace: 180,00 m²
Second terrace: 180,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

Comfort

Alarm: Yes
Videophone: Yes
Elevator: No

Security

Access control type: Fence

Energy

EPC score: 95 kWh/m²/year
EPC code: 0003481569
EPC class: A
Double glazing: Yes
Glazing type: Thermic and acoustic isol.

Technics

Electricity: Yes
Phone cables: Yes

Windows: Aluminium

Heating type: Oil (centr. heat.)

Water tank: Yes

Oil tank: 5.000 L

Planning

Destination: Rural residential area

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Asbestos inventory certificate: Yes

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

Ground certificate: Yes

Parking

Garage: 5

Parkings outside: 4

Parkings inside: 5