

**For sale -  
Villa****€ 1.482.000****1670  
Benningen****Ref. 6781859** 

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

Surf. Living: 527m<sup>2</sup>  
Surf. Plot: 2021m<sup>2</sup>  
Surf. terrace: 180m<sup>2</sup>  
Neighbourhood: Free sight

PEB/EPB: 95kwh/m<sup>2</sup>/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!

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## 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