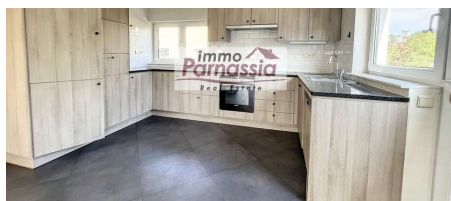


For sale - Villa

1933 Sterrebeek

€ 870.000

Ref. 5416272



Number of bedrooms: 6
Number of bathrooms: 4
Garages: 2

Surf. Living: 300m²
Surf. Plot: 525m²
Surf. terrace: 20m²
Neighbourhood: residential area

PEB/EPB: 107kwh/m²/j
Glazing type: thermic and
acoustic isol.

Description

Enter the world of every comfort and space with this move-in ready 4-fronted villa, located in a residential area. This beautiful property welcomes you with a newly landscaped garden that immediately exudes a sense of serenity and elegance. What really sets this villa apart is not only its modern look, but also the fact that it is asbestos-safe and has a compliant electricity network. The energy efficiency of this property is impressive, with an EPC label B, meaning there is no renovation requirement. But it doesn't stop there - this villa is equipped with solar panels, meaning you not only contribute to a sustainable future, but also enjoy lower energy costs. Located near both the German School and the American School, this villa offers the perfect family-friendly retreat. With a generous living area of 50 m², including an attractive fireplace, and a fully equipped kitchen with a spacious dining area, this home is ideal for hosting guests and enjoying time together. With no less than 6 bedrooms, a large family room and 4 full bathrooms, there is more than enough space for the whole family to live comfortably. The garage and basement offer additional storage space, while the terrace and newly landscaped garden are the perfect places to relax and enjoy the outdoors. An added bonus? In August 2023, 12 brand new photovoltaic solar panels were installed, so you not only enjoy a modern home, but also benefit from the latest technological features. Don't miss this unique opportunity to live in style and enjoy the best that life has to offer. This villa is ready to make your dreams come true. Contact us today for an exclusive viewing and discover your new home!

Financial

Price: € 870.000,00
VAT applied: No
Available date: 01 April 2024
Indexed land registry income: € 3.978,00
Servitude: No
Investment property: Yes
Liberal profession possible: Yes

Building

Habitable surface: 300,00 m²
Fronts: 4
Construction year: 1963
Renovation: 2019
State: Very good state
Number of floors: 4
Main area: 120 m²
Front width: 8,00 m
Type roof: Point roof
Orientation facade: West

Comfort

Furnished: No
Handicap friendly: No
Alarm: Yes
Parlophone: Yes
Elevator: No
Pool: No

Energy

Location

Environment: Residential area, quiet
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

Terrain

Ground area: 525,00 m²
Width at the street: 15,00 m
Garden: Yes
Orientation terrace 1: South-east

Layout

Living room: 50,00 m²
Kitchen: 24,00 m², hyper equipped
Additional kitchen: Yes
Storage: Yes
Bureau: 8,50 m²
Bedroom 1: 18,40 m²
Bedroom 2: 14,25 m²
Bedroom 3: 14,80 m²
Bedroom 4: 13,50 m²
Bedroom 5: 16,00 m²
Bathroom type: All comfort
Toilets: 5
Terrace: 20,00 m²
Laundry: Yes
Cellar: Yes
Ventilated space: Yes

EPC score: 107 kWh/m²/year
EPC total score: 29370 kWh/year
EPC code: 20231019-0003018976-RES-1
EPC class: B
EPC co2 emission: 657
Double glazing: Yes
Glazing type: Thermic and acoustic isol.
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual
Solar panels: Yes

Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
20/06/2023
Intimation: No - no legal correction or
administrative measure imposed
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No

Parking

Garage: 2
Parkings outside: 2