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For sale - Villa

€ 699.000

Bogaertstraat 23, 1910 Kampenhout

Ref. 7652306



Number of bedrooms: 3

Number of bathrooms: 3

Garages: 1

Availability: tbd with the owner

Surf. Living: 249m²

Surf. Plot: 2165m²

PEB/EPB: 136kwh/m²/j

Description

A unique, move-in-ready home in a prime location in Nederokkerzeel!

Are you looking for a quietly situated, energy-efficient and fully renovated home surrounded by nature? Then this beautiful property at 23 Bogaertstraat in Nederokkerzeel is definitely worth a look.

Set on a spacious plot of no less than 2,165 m², you can enjoy maximum peace and privacy here. At the rear, the plot borders directly on the idyllic Silsombos nature reserve, ideal for relaxing walks and lovely bike rides in green surroundings.

This immaculately maintained split-level home has been completely refurbished (partly new build, partly renovation) and is ready to move into. Inside, you'll find a light-filled living room with an open-plan, fully fitted kitchen that forms the heart of the home. In addition, the property features three spacious bedrooms, three stylish bathrooms, a practical dressing room and an abundance of storage space.

There is also a garage, an additional storage room, two toilets and a pleasant terrace overlooking the inspiring garden — the perfect spot to unwind.

This property also scores highly in terms of energy efficiency and comfort:

EPC rating B (136 kWh/m²/year)
Electrical installation compliant with AREI
Solar panels installed
Asbestos-free

In short, a unique combination of space, comfort, energy efficiency and an exceptional location surrounded by greenery.

Book your viewing today!

Financial

Price: € 699.000,00
Available: Tbd with the owner
Servitude: No
Liberal profession possible: Yes

Building

Habitable surface: 249,00 m²
Fronts: 4
Construction year: 1970
Renovation: 2011
State: Very good state

Comfort

Furnished: No
Alarm: Yes

Energy

EPC score: 136 kWh/m²/year

Terrain

Ground area: 2.165,00 m²
Garden: Yes

Layout

Kitchen: Yes, hyper equipped
Bedroom 1: 14,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 16,00 m²
Bathroom type: All comfort
Shower rooms: 3
Toilets: 3
Cellar: Yes

Technics

Electricity: Yes
Phone cables: Yes

Planning

EPC total score: 136 kWh/year
EPC class: B
Double glazing: Yes
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: Yes
Obligation to renovate: No
Asbestos inventory certificate: Yes
Intimation: No
G-score: A
P-score: B
Summons: No

Parking

Garage: 1