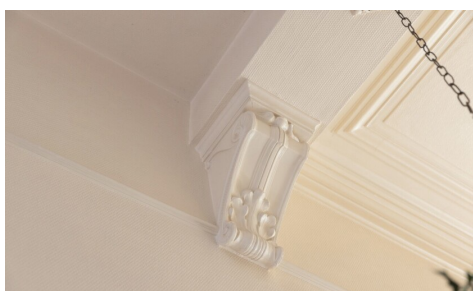
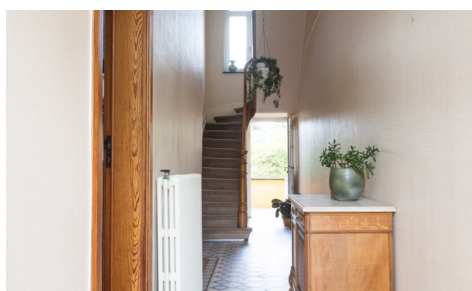


FOR SALE - MAISON DE MAITRE

Alsebergsesteenweg 636, 1653 Dworp

€ 449.000

Ref. 7084942



Number of bedrooms: 3
Number of bathrooms: 2

Surf. Living: 182m²
Surf. Plot: 500m²

DESCRIPTION

Step into this unique townhouse where history, authenticity and warmth come together. Located in the heart of Dworp, this stately residence radiates timeless charm while inviting you to transform it into a contemporary and cosy home.

The entrance hall welcomes you with elegant mouldings and characterful floor tiles – a first glimpse of the rich history that can be felt in every detail. High ceilings and authentic features give the house a rare charm that is hard to find today.

On the ground floor, you will find a bright and welcoming living room, a compact yet functional kitchen, and a bathroom. The first floor offers two pleasant bedrooms and a shower room, while the second floor provides space for the third bedroom and the attic.

An additional asset: a garage and a spacious cellar.

The 5-are plot is a true oasis of tranquillity: a garden combining greenery and privacy, perfect for relaxation or entertaining family and friends. Moreover, the house offers the possibility of extension, allowing you to create the space that matches your future plans.

With an area of 182 m² (according to EPC) and an EPC rating F, this property offers plenty of potential for those who wish to refresh it according to their own taste. As the house is listed on the inventory of built heritage, **no renovation obligation applies**.

This townhouse is waiting for someone to breathe new life into it. Could that be you?

FINANCIAL

Price: € 449.000,00

VAT applied: No

Land registry income: € 763,00

BUILDING

Habitable surface: 182,00 m²

Fronts: 3

Construction year: 1906

State: Good state

Orientation rear: North-east

Orientation facade: South-west

COMFORT

Furnished: No

ENERGY

EPC code: 20220418-0002585915-RES-1

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

TERRAIN

Ground area: 500,00 m²

Garden: Yes (330,00 m²)

LAYOUT

Kitchen: 12,00 m²

Bedroom 1: 14,00 m²

Bedroom 2: 14,00 m²

Bedroom 3: 22,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Cellar: Yes

Attic: 5,00 m²

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
14/02/2023

Intimation: No legal correction or administrative
measure imposed

G-score: A

P-score: A

Water-sensitive open space area: No

PARKING

Garage: Yes

Parkings outside: 1

Parkings inside: 1