

**FOR SALE - VILLA**

**Kamerijkbos 26, 1650 Beersel**

**€ 885.000**

**Ref. 7728502**



Number of bedrooms: 4

Number of bathrooms: 4

Availability: at the contract

Surf. Living: 282m<sup>2</sup>

Surf. Plot: 1190m<sup>2</sup>

PEB/EPB: 243kwh/m<sup>2</sup>/j

## DESCRIPTION

Looking for a spacious villa in a sought-after residential area of Dworp? Then this property located in Kamerijkbos is well worth a visit.

Set on a plot of 1,190 m<sup>2</sup>, this bright villa offers a living area of 282 m<sup>2</sup> (according to the EPC certificate). The property features a pleasant 57 m<sup>2</sup> living room with fireplace, where large windows create a seamless connection with the garden and provide an abundance of natural light. The kitchen is directly connected to the living area.

The house further comprises 4 spacious bedrooms, a separate office that can also serve as an additional bedroom, 4 bathrooms, a dressing room or practical storage area, a cellar and solar panels.

A major asset is the detached 32 m<sup>2</sup> garden studio with a toilet, shower room and kitchen. This versatile space is perfectly suited as a living studio, home office, professional practice, hobby room or relaxation area. Outside, a jacuzzi offers the ideal place to unwind after a busy day.

The location is undoubtedly one of the property's strongest features. Kamerijkbos is known as a quiet and residential street, appreciated for its pleasant living environment. Shops, schools, public transport and major access roads are all within easy reach, allowing you to combine peace and convenience effortlessly.

A property that stands out not only for its generous space and comfort, but also for the many possibilities it offers to families, home workers or anyone looking for additional space for a professional activity or hobby.

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## FINANCIAL

Price: € 885.000,00

Available: At the contract

Land registry income: € 3.116,00

Liberal profession possible: Yes

## BUILDING

Habitable surface: 282,00 m<sup>2</sup>

Fronts: 4

Construction year: 1965

Renovation: 2023

State: Good state

## COMFORT

Furnished: No

## ENERGY

EPC score: 243

EPC code: 0002106932-RES-3

EPC class: C

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

## TERRAIN

Ground area: 1.190,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Living room: 57,00 m<sup>2</sup>

Kitchen: 23,00 m<sup>2</sup>, fully fitted

Bureau: 16,00 m<sup>2</sup>

Bedroom 1: 22,00 m<sup>2</sup>

Bedroom 2: 15,00 m<sup>2</sup>

Bedroom 3: 16,00 m<sup>2</sup>

Bedroom 4: 12,00 m<sup>2</sup>

Toilets: 5

Laundry: Yes

Cellar: 11,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

G-score: A

P-score: A

## **PARKING**

Parkings outside: 3