Grote Baan 305 , 1620 Drogenbos
Phone number: +32 (0)2 344 56 68
E-mail: hello@immodebruyckere.be

€ 795.000

For sale - Villa

Kamerijkbos 26, 1650 Beersel

Ref. 7833402

Number of bedrooms: 4
Number of bathrooms: 4
Availability: at the contract

Surf. Living: 314m²
Surf. Plot: 1190m²

PEB/EPB: 243kwh/m²/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 m², this bright villa offers an area of 314 m² (282 m² according to the EPC certificate + 32 m² for the garden studio). The property features a pleasant 57 m² 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 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.

Financial

Price: € 795.000,00
Available: At the contract
Land registry income: € 3.116,00

Terrain

Ground area: 1.190,00 m²
Garden: Yes

Liberal profession possible: Yes

Building

Habitable surface: 314,00 m²
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

Layout

Living room: 57,00 m²
Kitchen: 23,00 m², fully fitted
Bureau: 16,00 m²
Bedroom 1: 22,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 16,00 m²
Bedroom 4: 12,00 m²
Toilets: 5
Laundry: Yes
Cellar: 11,00 m²

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 inventary certificate: Yes
G-score: A
P-score: A

Parking

Parkings outside: 3