

Charming property to renovate with garden and garage in the centre of Onze-Lieve-Vrouw-Waver.

€ 329.000

Dorp 49, 2860 Sint-katelijne-waver



3



307 m<sup>2</sup>



170 m<sup>2</sup>



Unique charm property with authentic elements and spacious terrace with garden in the centre of Onze-Lieve-Vrouw-Waver! This mansion to be renovated offers the perfect opportunity to create your dream home! On the ground floor, you'll find a bright living room with a cosy fireplace, high doors and beautiful millwork. Behind the living room is a mezzanine area that could be transformed into a living kitchen after renovation. The current kitchen can serve as a pantry/laundry room. From the kitchen and the rear living space, you have access to the spacious terrace and cosy garden. At the back of the house there is a garage where you can easily park your car and/or bikes. Through the stairwell, we reach the first floor. Here, 2 to 3 bedrooms and a bathroom are possible. The attic can be converted into a third or even fourth bedroom. With a unique and creative approach, this former brewery can become a gem to live in! During a visit, we would be happy to tell you more about the possibilities!

## Characteristics

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**GENERAL**

Address:	Dorp 49 2860 Sint-katelijne-waver
Price:	€ 329.000
Ground area:	307 m <sup>2</sup>
Habitable surface:	170 m <sup>2</sup>
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Cadastral income:	€704
Availability:	Onact

**LAYOUT**

Entrance Hall:	4.18 m <sup>2</sup>
:	41.34 m <sup>2</sup>
Dining Room:	24 m <sup>2</sup>
:	8.7 m <sup>2</sup>
Kitchen:	8.5 m <sup>2</sup>
Storage:	2.55 m <sup>2</sup>
Toilet 1:	1.44 m <sup>2</sup>
:	4.65 m <sup>2</sup>
Bathroom 1:	4.06 m <sup>2</sup>
Bedroom 1:	11.6 m <sup>2</sup>
Bedroom 2:	12 m <sup>2</sup>
Leisure Room:	16.43 m <sup>2</sup>
Bedroom 3:	24.38 m <sup>2</sup>
Attic:	42.4 m <sup>2</sup>
Basement:	41.34 m <sup>2</sup>
Garage:	36 m <sup>2</sup>

**COMFORT**

Heating:	Individual
Kitchen:	Not communicated
Glazing:	Single and Double
Window frame:	Pvc and Wood

**EPC**

EPC:	816 kWh/m <sup>2</sup>
EPC level:	F

**ADDITIONAL INFORMATION**

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area