

## Modern and large new construction villa with south-facing garden!

**€ 944.000**

Rijmenamseweg 132, 2820 Bonheiden



5

835 m<sup>2</sup>340 m<sup>2</sup>

Modern new construction villa with generous spaces built to the latest standards on a plot of ideal size. The high quality finishes include natural toned parquet and matching extra large tiles (same inside and outside on the terraces), 2 bathrooms (there is both a bath and 2 tiled walk-in showers provided), 3 toilets, a beautiful kitchen with Miele appliances (fridge 178cm/induction hob/wine fridge/combi steam oven/combi oven/dishwasher) and Novy extractor hood finished with composite worktops and a column cabinet wall that can be converted to additional work space. The techniques are also on point with a heat pump, solar panels, underfloor heating, ventilation system D, aluminum windows with triple glazing and home automation to control the lights. The low E-level (<E20) provides 5 years 50% discount on property tax. No lack of space with possibility of double checkroom, spacious office, living space of 77m<sup>2</sup>, garage, 4 large bedrooms including 1 master suite with dressing room and bathroom, a storage room and another separate bathroom. There is a large terrace on the ground floor and on the first floor. The landscaping (driveway, grass sowing and plot fence) is included and can still be changed. The transfer of ownership and payment only takes place after completion which gives a lot of security and confidence when buying a new building. The location in green Bonheiden means that stores are close by, the Imelda hospital is 1.1 km away and Mechelen is 6 km away.

### Characteristics

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### GENERAL

Address:	Rijmenamseweg 132 2820 Bonheiden
Price:	€ 944.000
Ground area:	835 m <sup>2</sup>
Habitable surface:	340 m <sup>2</sup>
Plot width:	19.9 m
Number of bedrooms:	5
Number of bathrooms:	2
Number of garages:	1
Construction year:	2023
Cadastral income:	€0
Availability:	After work

### LAYOUT

Entrance Hall:	16.93 m <sup>2</sup>
Toilet 1:	2.2 m <sup>2</sup>
Office:	20.16 m <sup>2</sup>
Garage:	31.78 m <sup>2</sup>
Kitchen:	23.88 m <sup>2</sup>
Dining Room:	21.6 m <sup>2</sup>
:	31.5 m <sup>2</sup>
Night Hall:	16.03 m <sup>2</sup>
:	6.02 m <sup>2</sup>
Toilet 1:	2.34 m <sup>2</sup>
Bathroom 1:	19.61 m <sup>2</sup>
Bedroom 1:	14.13 m <sup>2</sup>
Bedroom 2:	24.09 m <sup>2</sup>
Bedroom 3:	20 m <sup>2</sup>
Dressing:	11.95 m <sup>2</sup>
Bathroom 2:	9.35 m <sup>2</sup>
Bedroom 4:	14.13 m <sup>2</sup>

### COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Triple
Window frame:	Alu

### 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:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area