

Exceptional villa with beautifully landscaped garden, pool & pool house, roof terrace, in green surroundings.

€ 1.590.000

Kempenarestraat 24, 2860 Sint-katelijne-waver



4



1610 m²



564 m²



Exceptional villa with beautifully landscaped garden, pool & pool house, roof terrace in quiet, green surroundings.

The entrance hall with built-in wardrobe and guest toilet takes you to the heart of the house: the cosy sitting area with fireplace, spacious dining area with open kitchen, a mezzanine with fitted library room. Below this half-floor you will find a room set up as a home office.

Thanks to a clever layout, you can enjoy views of the garden with the (partly covered) terrace, the lovely heated swimming pool and its pool house from all these rooms.

The kitchen was tastefully decorated, American walnut cabinets, SMEG/MIELE/NOVY appliances (oven, microwave, steam oven, dishwasher), granite worktops, American fridge & central cooking island with extractor hood. Next to the kitchen is a laundry/storage room with bespoke cupboards & fridge, access to the side garden, a double garage with sectional door & stairs to the basement.

Upstairs is a very spacious & light-filled night hall, to the front of the property a first bathroom and bedroom (suitable for live-in students/parents). Furthermore, you have 2 spacious bedrooms, one of which has a dressing room and access to the luxurious bathroom (with bathtub and shower). Both bedrooms open onto a shared roof terrace where you can enjoy the sunset at the end of the day. A 4th bedroom can be created at the end of the hallway, this space of +- 29 m² could also serve as a gym/hobby room/office/...

Very surprising is the spacious attic of +- 90m² which is fully finished and can be further divided to your own liking. Currently, this space is used as a chill room/theatre/playroom. To break up the verticality of the space a bit, a mezzanine floor was added in the middle of this gigantic space. Lots of possibilities here!

One of the many assets of this house is the basement, across the entire foundation slab is a dry basement with headroom and masses of storage space. Right under the dining area is a vaulted wine cellar, thanks to a glass floor plate on the ground floor you can literally put the wine in the spotlight. Ideal for wine lovers!

The villa is surrounded by a beautifully landscaped garden with a front driveway with automatic entrance gate and space for 3 cars, paved footpath around the house to the swimming pool, pool house (54 m² with shower/lavabo/toilet and thus ideal as guest accommodation), shaded seating area and play lawn.

Additional assets include: solar panels (+- 41 m²), alarm system, fitted wardrobes, high-quality materials such as natural stone floor and wall tiles & wooden floors, fitted outdoor barbecue, heated terrace, insulating glazing with fly screens/doors,...

A unique villa surrounded by green surroundings on a nice plot of 1,610 m² and a living area of +- 565 m², close to city centre and approach roads.

Characteristics

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GENERAL

Address:	Kempenarestraat 24 2860 Sint-katelijne-waver
Price:	€ 1.590.000
Ground area:	1610 m ²
Habitable surface:	564 m ²
Facade width:	15.6 m
Number of bedrooms:	4
Number of bathrooms:	3
Construction year:	2007
Cadastral income:	€2988
Availability:	To be established

LAYOUT

Entrance Hall:	11.6 m ²
Toilet 1:	2.3 m ²
:	3.61 m ²
:	5.8 m ²
Dining Room:	43.15 m ²
:	13.98 m ²
Kitchen:	25.32 m ²
Mezzanine:	25.55 m ²
Storage:	16.99 m ²
Garage:	34.34 m ²
:	5.76 m ²
Night Hall:	21.63 m ²
Bathroom 1:	8.87 m ²
Bedroom 1:	26.9 m ²
Bedroom 2:	23.27 m ²
Bedroom 3:	28.09 m ²
Bathroom 2:	17.37 m ²
Dressing:	29.3 m ²
:	160.3 m ²
Office:	25.55 m ²
Wine Cellar:	22.6 m ²
:	54 m ²
:	90.4 m ²
Terrace:	15.36 m ²
Roof Terrace:	8.18 m ²
Swimming Pool:	53.53 m ²
:	262 m ²
Garden:	1041.79 m ²

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COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Double
Window frame:	Alu
Comfort inside:	wine cellar

EPC

EPC:	112 kWh/m ²
EPC level:	B

ADDITIONAL INFORMATION

Urban planning destination:	Extended residential area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	No
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area