




house

**€ 998.000**

Beukendreef 6, 2860 Sint-katelijne-  
 waver

 4  1185 m<sup>2</sup>  239 m<sup>2</sup>



☒ Welcome to your dream villa!

Discover the perfect harmonious combination of comfort, style and functionality in this beautiful move-in ready villa located in a quiet street. With 1,185 m<sup>2</sup> of land, this villa offers an oasis of peace and serenity.

Enjoy the sun and fresh air in your beautiful garden, complete with a sun terrace and a charming gazebo. The southern orientation allows you to enjoy natural light and warmth throughout the day.

The villa's modern architecture exudes elegance, with custom cabinets and high-quality finishes that create a sense of luxury. Step into the light-filled entrance hall, where you are welcomed by a guest toilet and access to a separate, fully furnished office. A living space of no less than 64 m<sup>2</sup> is designed with your comfort in mind, complete with bespoke closets and stunning garden views. The fully equipped kitchen, including high-end appliances and a pantry with refrigerator, will delight any cooking enthusiast.

Upstairs are 4 spacious bedrooms and a dressing room. The master bedroom connects to a large sun terrace, ideal for relaxation and privacy. The large bathroom offers a luxurious experience with a bathtub, shower, double sink and separate toilet.

The villa features an array of modern amenities, including home automation, electric window coverings and screens, underfloor heating, a surround system and a cistern with garden irrigation. Type D ventilation and fly screens allow you to enjoy a healthy and comfortable living environment all year round.

The property is completed by a storage/laundry room with cold storage, an additional spacious storage room and a double garage with automatic gate, as well as 3 parking spaces closed with an automatic locking gate.

Enjoy an excellent location, close to approach roads, the village center, stores and schools, giving you the best of both worlds: tranquility and accessibility.

Don't miss this unique opportunity to find your ideal home. Contact us today for more information and a viewing. Your dream villa is waiting for you! ☒

## Characteristics

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4 1185 m<sup>2</sup> 239 m<sup>2</sup>

## GENERAL

Address:	Beukendreef 6 2860 Sint-katelijne-waver
Price:	€ 998.000
Ground area:	1185 m <sup>2</sup>
Habitable surface:	239 m <sup>2</sup>
Facade width:	13.6 m
Number of bedrooms:	4
Number of bathrooms:	2
Number of garages:	1
Construction year:	2012
Cadastral income:	€0
Availability:	Onact

## LAYOUT

Entrance Hall:	9.52 m <sup>2</sup>
:	9.49 m <sup>2</sup>
Office:	12.79 m <sup>2</sup>
Bathroom 1:	9.74 m <sup>2</sup>
:	12.59 m <sup>2</sup>
Living:	19.89 m <sup>2</sup>
Dining Room:	14.01 m <sup>2</sup>
Kitchen:	29.6 m <sup>2</sup>
Storage:	10.62 m <sup>2</sup>
:	6.31 m <sup>2</sup>
Toilet 1:	1.86 m <sup>2</sup>
Garage:	32.45 m <sup>2</sup>
:	9.66 m <sup>2</sup>
Night Hall:	7.43 m <sup>2</sup>
Toilet 2:	1.44 m <sup>2</sup>
Bedroom 1:	22.33 m <sup>2</sup>
Bedroom 2:	12.1 m <sup>2</sup>
Dressing:	12.06 m <sup>2</sup>
Bathroom 2:	13.39 m <sup>2</sup>
Bedroom 3:	11.15 m <sup>2</sup>
Bedroom 4:	10.81 m <sup>2</sup>

## COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Alu

## EPC

EPC:	85 kWh/m <sup>2</sup>
EPC level:	A

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4



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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