

house

€ 376.000

Blaesenbergstraat 66, 1800 Vilvoorde



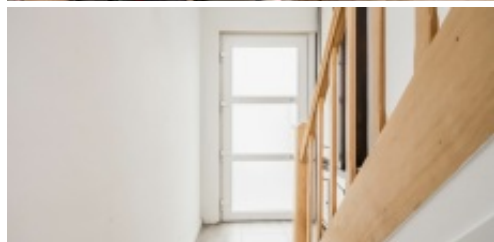
3



74 m²



165 m²



New on the market: perfect starter home or smart investment!

Are you looking for your first home of your own or a good investment for the rental market? Then stop searching! We present to you a charming and practically laid out home, located in a strategic location near major approach roads.

Property layout:

- Ground floor: Here you will find 2 comfortable bedrooms and a practical bathroom. Both bedrooms offer peace and space and overlook the cozy garden, which you can enter directly from this level. The garden is a
- Second floor: The living space and kitchen form an open concept, which provides lots of natural light and creates a spacious feeling. The recently renovated kitchen is fully equipped with modern appliances. Adjacent you will find an inviting terrace, ideal for a cup of coffee in the morning sun. There is also a practical guest toilet on this floor.
- Attic: This space is partially finished, but can also be transformed into two additional bedrooms, depending on your wishes and needs.

Extra: There is a possibility to purchase a garage separately, which provides additional comfort.

This property is not only practical due to its good layout and the presence of outdoor spaces on different levels, but also strategically located with all necessary amenities within easy reach.

Ideal for: housing market starters, young families or investors looking for a property with great potential in the rental market.

Don't miss this unique opportunity to become an owner of this versatile and attractive property. Contact us today for more information

Characteristics

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3



74 m²



165 m²

GENERAL

Address:	Blaesenbergstraat 66 1800 Vilvoorde
Price:	€ 376.000
Ground area:	74 m²
Habitable surface:	165 m²
Facade width:	5 m
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	1920
Renovation year:	2019
Cadastral income:	€832

LAYOUT

Bedroom 1:	15 m²
Bedroom 2:	10 m²
Bathroom 1:	4.2 m²
Storage:	4.2 m²
Entrance Hall:	26.5 m²
:	14.9 m²
Living:	32.5 m²
Kitchen:	10 m²
Storage:	2.5 m²
Bedroom 3:	25.5 m²
Storage:	4 m²
Storage:	4 m²
Garden:	21 m²
Terrace:	10 m²

COMFORT

Heating:	Individual
Kitchen:	Not communicated
Glazing:	Double
Window frame:	Pvc

EPC

EPC:	161 kWh/m²
EPC level:	B

ADDITIONAL INFORMATION

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