

huis

**€ 399.000**

Molenstraat 14, 3191 Boortmeerbeek



942 m²



190 m²



This family home to renovate on a spacious 942m² plot offers an excellent opportunity for a versatile lifestyle. With its ideal location and flexible layout, it is perfectly suited as a duo residence or for those wishing to combine a professional activity at home.

Upon entering the house, the entrance hall leads to two different wings. To the right is a cozy living space, complete with a lounge equipped with a fireplace and a dining room. To the left, there is access to a double additional living space, which could easily be adapted for different purposes, such as a duo living or a professional infill.

Behind these living spaces is the kitchen, adjacent to the bathroom and a large practical storage room. From this room there is access to the toilet, the porch and a smaller storage room, which in turn leads to the spacious garage with sectional door and a small outdoor area.

Upstairs there are three spacious bedrooms, one of which gives access to the attic space. There is plenty of room here to add additional features such as an additional bathroom, bedroom or office.

The large parking/ driveway offers numerous possibilities. For those who want to use it as a family home, it can be converted into a large patio. But it also represents a great asset for a professional infill, especially when combined with the rear building.

Located in a cul-de-sac, close to the recreational area in Hofstade, and with easy access to several approach roads, this property offers the best of both worlds: tranquility and accessibility. Make this versatile property your home or business base today!

## Characteristics

huis

**€ 399.000**

Molenstraat 14, 3191 Boortmeerbeek



3



942 m²



190 m²

## GENERAL

Address:	Molenstraat 14 3191 Boortmeerbeek
Price:	€ 399.000
Ground area:	942 m²
Habitable surface:	190 m²
Facade width:	12.6 m
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	2
Construction year:	1965
Cadastral income:	€913
Availability:	Onact

## LAYOUT

Entrance Hall:	4.61 m²
Office:	10.26 m²
Dining Room:	13.56 m²
Living:	32.28 m²
Kitchen:	10.74 m²
Bathroom 1:	2.79 m²
Storage:	5.72 m²
Washing Space:	12.4 m²
Toilet 1:	1.6 m²
Veranda:	10.77 m²
:	1.66 m²
:	1.66 m²
Bedroom 1:	13.2 m²
Bedroom 2:	14.95 m²
Bedroom 3:	20.28 m²
Attic:	6.4 m²
Attic:	20.34 m²
Ggarage + Atelier:	58.8 m²

## COMFORT

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

## EPC

EPC:	693 kWh/m²
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