



huis € 399,000

Molenstraat 14, 3191 Boortmeerbeek







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

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.

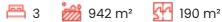
Located in a cul-de-sac, close to the recreational area in Hofstade, and with easy access to several approach roads, this property offers the best of both worlds: tranquility and accessibility. Make this versatile property your home or business base today!

Characteristics



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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 |
| Availabilty: | 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 |