

villa

**€ 687.000**

 Leuvensesteenweg 199, 3190  
 Boortmeerbeek


4



2359 m²



293 m²



#### Exceptional Art Deco Villa

Welcome to your dream home, a characterful villa in style, nestled in the greenery on a generous plot of 2359m². A private driveway of 100 meters leads you to this unique residence with 345m² living space.

#### Features of the Ground Floor:

Enter the home through an impressive entrance hall that sets the tone for the opulence that awaits you inside. The living room, with an open dining area, a cozy TV corner and a bright porch, provides the perfect setting for relaxation and entertaining. From the fully equipped kitchen you can access the inviting terrace, while a separate office provides space for professional pursuits.

#### A Staircase to Refinement:

A beautiful staircase leads you to the first floor with access to three spacious bedrooms. The presence of a dressing room adds a touch of luxury, while the generous bathroom promises an oasis of tranquility.

#### Practical Considerations:

This basement home not only offers breathtaking living space but also features a spacious garage for safely parking your vehicle. Double glazing, insulated cavity walls and attic floor provide an energy efficient living environment (despite the D score of the EPC).

A unique opportunity to live in a property with charm.

Contact us today for an exclusive viewing.

## Characteristics

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**2359 m²**

**293 m²**
**GENERAL**

Address:	Leuvensesteenweg 199 3190 Boortmeerbeek
Price:	€ 687.000
Ground area:	2359 m²
Habitable surface:	293 m²
Plot width:	40.44 m
Facade width:	19 m
Number of bedrooms:	4
Number of bathrooms:	1
Number of garages:	1
Construction year:	1955
Cadastral income:	€0
Availability:	Immediate

**LAYOUT**

Entrance Hall:	24.21 m²
:	8.93 m²
Toilet 1:	3.67 m²
Office:	18.5 m²
Kitchen:	28.48 m²
Living:	44.53 m²
:	16.6 m²
Night Hall:	45.78 m²
Bedroom 1:	27.46 m²
Dressing:	11.31 m²
Bathroom 1:	15.54 m²
Bedroom 2:	21.3 m²
Shower Room:	6.07 m²
Bedroom 3:	15.05 m²
:	3.82 m²

**COMFORT**

Heating:	Not communicated
Kitchen:	All built-in
Glazing:	Double
Window frame:	Wood

**EPC**

EPC:	347 kWh/m²
EPC level:	D

**ADDITIONAL INFORMATION**

Urban planning destination:	Extended residential 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