


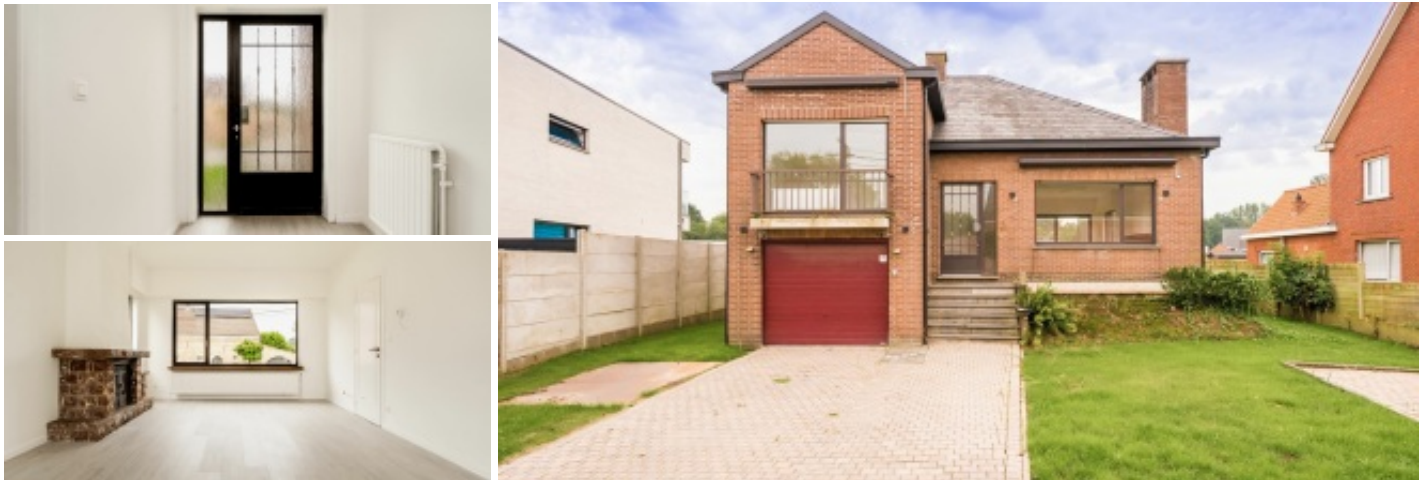


Family home with 4 bedrooms and spacious basement in prime location!

€ 539.000

Akelei 63, 2860 Sint-katelijne-waver

 4  846 m²  153 m²



Charming open build with 4 bedrooms, spacious basement and garden.

This open build, located in the quiet and popular street in Sint-Katelijne-Waver, offers you the perfect opportunity to transform a home completely to your own desires. With a spacious living space, 4 bedrooms and a large garden, this property has everything to become your dream home.

Layout:

- Driveway and parking: Spacious driveway with a separate parking space, located right in front of the house.
- Entrance hall: Upon entering via the staircase you enter the spacious entrance hall with a separate toilet.
- Luminous living space: On the right side of the entrance hall there is a large, open living space with lots of natural light and a cozy fireplace.
- Open kitchen: The living space turns into an open kitchen equipped with all comforts.
- Terrace and garden: From the living space and kitchen a sliding window or door gives access to a cosy covered terrace and a lower garden of 490m² with a south-easterly orientation, perfect for a restful breakfast or a sunny afternoon picnic.
- Garage and cellar: From the kitchen you have access to the garage with sectional door and a spacious cellar with access to the garden.

Second floor:

- 3 bedrooms and a modern bathroom equipped with sink, additional toilet and walk-in shower.
- Attic space The last door of the hallway leads to the attic, where there is the possibility of creating a fourth bedroom or hobby room.


Come and discover how you can transform this property into your dream home.

Characteristics

Family home with 4 bedrooms and spacious basement in prime location!

€ 539.000

Akelei 63, 2860 Sint-katelijne-waver

 4  846 m²  153 m²

GENERAL

Address:	Akelei 63 2860 Sint-katelijne-waver
Price:	€ 539.000
Ground area:	846 m ²
Habitable surface:	153 m ²
Plot width:	15 m
Facade width:	10 m
Number of bedrooms:	4
Number of bathrooms:	1
Number of garages:	1
Construction year:	1979
Renovation year:	2024
Cadastral income:	€1179
Availability:	Onact

LAYOUT

Entrance Hall:	7.9 m ²
Living:	36 m ²
Kitchen:	10.87 m ²
Toilet 1:	1.17 m ²
Bedroom 1:	9.68 m ²
Bedroom 2:	6.71 m ²
Bathroom 1:	5.01 m ²
Bedroom 3:	14.6 m ²
Night Hall:	5.51 m ²
Bedroom 4:	20 m ²
Garage:	13.03 m ²
Basement:	23.1 m ²

COMFORT

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

EPC

EPC:	297 kWh/m ²
EPC level:	C

ADDITIONAL INFORMATION

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