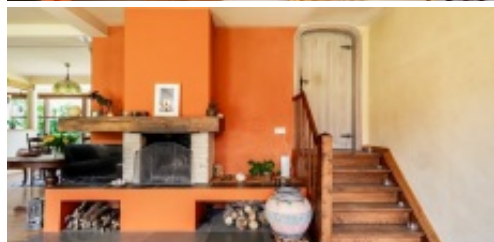
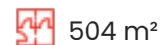


house

€ 896.000

Bieststraat 102, 3190 Boortmeerbeek



This rural home immediately evokes a vacation feeling. Located on a quiet street in Hever, this home with attached garage is surrounded by an oasis of tranquility due to the nicely landscaped garden and endless green lot.

With its charming windows and surrounded by grape vines, the facade creates a charming and fairytale feel.

Once inside the house, you keep being surprised by the authentic and warm atmosphere. In the living room and kitchen, the original wooden beams, a cozy wood fireplace and robust wooden doors are the real eye-catchers. In short, a living space to unwind in.

From the living room you are 5 steps away from an inspiring workplace with a view of the garden.

Through the night hall that connects to the living room you reach 3 bedrooms and a bathroom. The hall is furnished with a practical library cabinet that invites you to relax and read a book.

On the floor, which consists of a 4th bedroom and a large open space, the authentic atmosphere remains by preserving the wooden beams that run the entire length of the attic room. The 120m² room is like a white canvas, ready to be painted. To furnish according to your own taste and needs. Extra bedrooms, office, playroom, this multifunctional space is waiting for your creativity! Surprising about this beautiful home is the guest house in the garden. Furnished with a living room with open kitchen, bedroom and bathroom. A nice additional room can also be decorated to your own taste.

With a living area of more than 500 m² and a land of 4853 m², you have all the space and tranquility you need.

Do you dream of kangaroo living, co-housing or would you like to practice your independent profession at your home? Make your dreams come true and come discover this beautiful villa.

Characteristics

house

€ 896.000

Bieststraat 102, 3190 Boortmeerbeek



GENERAL

Address:	Bieststraat 102 3190 Boortmeerbeek
Price:	€ 896.000
Ground area:	4853 m ²
Habitable surface:	504 m ²
Plot width:	32.4 m
Facade width:	22.77 m
Number of bedrooms:	4
Number of bathrooms:	1
Number of garages:	1
Construction year:	1918
Renovation year:	2024
Cadastral income:	€2056

LAYOUT

Entrance Hall:	8.28 m ²
Toilet 1:	1.08 m ²
:	11.16 m ²
Office:	10.64 m ²
Garage:	28.66 m ²
:	39.32 m ²
:	37.5 m ²
Night Hall:	8.29 m ²
:	2.22 m ²
Bedroom 1:	16.18 m ²
Bedroom 2:	10.76 m ²
Bedroom 3:	10.95 m ²
Bathroom 1:	6.2 m ²
:	119.81 m ²
Bedroom 4:	17.01 m ²
Studio Living Space:	130.81 m ²

COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Wood

EPC

EPC:	376 kWh/m ²
EPC level:	D

ADDITIONAL INFORMATION

Urban planning destination:	Residential area with rural character
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