

house

€ 883.000

Leuvensesteenweg 590 B, 2812 Muizen



5

3355 m²320 m²

Very quietly located villa on a plot of 3,355 m²

Are you looking for space, light and an exceptional location? This beautiful bungalow offers you it all. Upon entering, you immediately notice the spacious entrance hall with guest toilet, after which you are further led to the spacious living room with open kitchen. The living room flows seamlessly into an impressive living veranda of no less than 48 m², which stretches across the full width of the house. This provides a light-filled living space of more than 90 m² with beautiful views of the attractive garden. The ground floor has three spacious bedrooms, a bathroom and a practical dressing room, so climbing stairs is not a must. Yet this country villa offers even more ! The upper floor of 113 m² surprises with an open space of 51 m², currently arranged as a 2nd living room. The presence of a second bathroom makes it easy to transform the attic floor into a kangaroo home, ideal for double occupancy or guest room.

Moreover, the house features a double indoor garage with space for two cars, bikes and additional storage. The high-quality finishes, solar panels and a favorable EPC score of 239 kWh/m² ensure energy-efficient and comfortable living.

This villa of 320 m² living space offers endless possibilities. Whether you are looking for a spacious family home, a home with the possibility of a second home, or a place where you can combine living and working, this is the ideal choice. Perfect for small independents or liberal professions.

With its unique location near Mechelen and the generous plot of 3,355 m², this villa is a pearl in the region. Discover the charm and versatility of this exceptional property during a visit.

Characteristics

house

€ 883.000

Leuvensesteenweg 590 B, 2812 Muizen



5



3355 m²



320 m²

GENERAL

Address:	Leuvensesteenweg 590 B 2812 Muizen
Price:	€ 883.000
Ground area:	3355 m ²
Habitable surface:	320 m ²
Plot width:	35 m
Facade width:	20 m
Number of bedrooms:	5
Number of bathrooms:	2
Number of garages:	1
Construction year:	1994
Renovation year:	2008
Cadastral income:	€0

LAYOUT

Night Hall:	8.93 m ²
Entrance Hall:	9.7 m ²
:	44.15 m ²
Toilet 1:	1.46 m ²
Kitchen:	17.86 m ²
Bathroom 1:	17.18 m ²
Dressing:	6.31 m ²
Bedroom 1:	10.41 m ²
Bedroom 2:	10.93 m ²
Bedroom 3:	18.75 m ²
Veranda:	47.67 m ²
:	51.42 m ²
Landing:	5.17 m ²
Bathroom 2:	31.4 m ²
Attic:	25.07 m ²

COMFORT

Heating:	Individual
Kitchen:	All comfort
Window frame:	Alu

EPC

EPC:	239 kWh/m ²
EPC level:	C

ADDITIONAL INFORMATION

Urban planning destination:	Farming area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	Yes
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area