

Exceptional and unique property in a paradise where luxury meets nature

€ 1.165.000

Dijleweg 93, 2820 Bonheiden

 3  241 m²



Discover this exceptional and unique property, located in an agricultural area on an impressive estate of 2.3 hectares, accessible via a private road.

This magnificent villa offers a living area of 241 m² and combines tranquility, luxury and comfort in an unparalleled way.

Upon entering, you are welcomed in a spacious entrance hall leading to a cozy living space of no less than 73 m².

The new, fully equipped kitchen is a true dream for any cooking enthusiast. Furthermore, on the ground floor you will find a practical storage room with fitted cupboards, a laundry room and a separate toilet.

The upper floor offers access via a generous landing and night hall to the master bedroom, two additional bedrooms, a large, luxurious bathroom and a separate shower room with toilet.

In addition, there is room in the attic for an additional room, perfect for decorating to your own taste.

Enjoy the outdoors on the spacious terrace with awning, overlooking an idyllic setting with a beautiful water feature and an overhanging terrace.

Relax in the lounge area with sauna in the middle of nature, surrounded by meadows. For horse lovers, this property is a dream with four modular stables and spacious pastures.

The large carport provides ample parking, and the entire property is fenced, ensuring total privacy. In addition, the property is close to the Dijle trail, ideal for hiking and biking enthusiasts.

Additional assets: solar panels, a compliant electricity certificate and move-in ready. Don't miss this unique opportunity to live in a paradise where luxury meets nature!

For more information or a viewing, feel free to contact us.

Characteristics

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3 241 m²

GENERAL

| | |
|----------------------|-------------------------------|
| Address: | Dijleweg 93 2820 Bonheiden |
| Price: | € 1.165.000 |
| Habitable surface: | 241 m ² |
| Plot width: | 110 m |
| Facade width: | 15 m |
| Number of bedrooms: | 3 |
| Number of bathrooms: | 2 |
| Construction year: | 1995 |
| Cadastral income: | €0 |
| Availability: | Onact |

LAYOUT

| | |
|----------------|--------------------|
| Entrance Hall: | 17 m ² |
| : | 28 m ² |
| Dining Room: | 45 m ² |
| Kitchen: | 23 m ² |
| Storage: | 8 m ² |
| Night Hall: | 17 m ² |
| Bedroom 1: | 30 m ² |
| Bedroom 2: | 14 m ² |
| Bedroom 3: | 17 m ² |
| Bathroom 1: | 8 m ² |
| Bathroom 2: | 4 m ² |
| Toilet 2: | 1.5 m ² |
| Toilet 1: | 1.5 m ² |
| Basement: | 15 m ² |
| Attic: | 60 m ² |

COMFORT

| | |
|---------------|-------------|
| Heating: | Individual |
| Kitchen: | All comfort |
| Glazing: | Double |
| Window frame: | Wood |

EPC

| | |
|------------|------------------------|
| EPC: | 279 kWh/m ² |
| EPC level: | C |

ADDITIONAL INFORMATION

| | |
|-----------------------------|-------------------|
| Urban planning destination: | Requested |
| Urban planning permits: | Requested |
| Summons and recovery claim: | Requested |
| Pre-emption right: | Requested |
| Subdivision permit: | Requested |
| Flood-sensitive area: | Not yet requested |