




beautiful new build villa

€ 558.000

Krombeekweg 9A, 2222 Itegem

 3  800 m²  200 m²



Open new construction house on a plot of +/- 8A with North-East facing garden to the rear and views of the green and yet close to the village center and close to several approach roads!

This newly built house will be fully built and finished with quality materials and the latest techniques (EPC label A (BEN), underfloor heating, heat pump, solar panels, triple glazing, cistern ...)

The ground floor consists of an entrance hall with guest toilet. Spacious and bright living space with dining room and fully equipped open kitchen with all comforts. Practical and large storage / laundry room with space for bicycles. Large windows overlooking the terrace and spacious garden at the rear. On the first floor we have a spacious master bedroom with dressing room and private ensuite bathroom (bath, sink and walk-in shower). On the landing a practical desk corner, separate toilet and 2 additional bedrooms (15m² & 11m²) + a 2nd bathroom with sink and walk-in shower.

Beautiful light through large windows, underfloor heating on both floors + walls of the bathrooms, air conditioning connections, thorough insulation with solar panels and ventilation system D ensure the highest living comfort at all times.

The house has completely been finished and is ready to move in. (Photo renderings + 3D plans are a non-contractual and possible representation).

This project is sold under registration rights + VAT system.

Characteristics

GENERAL

Address:	Krombeekweg 9A 2222 Itegem
Price:	€ 558.000
Ground area:	800 m ²
Habitable surface:	200 m ²
Plot width:	16 m
Facade width:	10 m
Number of bedrooms:	3
Number of bathrooms:	2
Construction year:	2023
Cadastral income:	€0
Availability:	Onact

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COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Triple
Window frame:	Pvc

EPC

EPC level: A+

ADDITIONAL INFORMATION

Urban planning destination:	Living 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:	Effective or possibly flood-prone area