

Modern house with garage and garden

€ 449.000

Mechelbaan 45, 2580 Putte



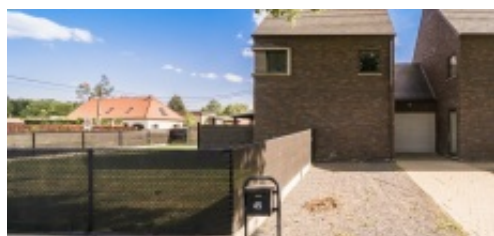
3



340 m²



174 m²



Modern and Bright Family Home with Garage and Garden

Discover this energy-efficient and move-in ready family home (built in 2019), where modern comfort meets a warm and cozy atmosphere. This beautiful house offers plenty of natural light thanks to large windows and is ideal for families or couples looking for a stylish and comfortable home.

Upon entering, you are welcomed into a hallway with a built-in closet and guest toilet. The ground floor living area is remarkably bright and offers an open, inviting ambiance. The open-plan kitchen is fully equipped with high-quality appliances perfect for cooking enthusiasts and cozy gatherings. Adjacent to the kitchen, you'll find a practical storage room and access to the integrated garage.

On the first floor, there are three bedrooms and a stylish bathroom with a bathtub, walk-in shower, and double washbasin unit. A retractable staircase leads to the attic, which can serve perfectly as a fourth bedroom or hobby room.

The spacious garden features a play area for children and room for gatherings with friends, making it the perfect place to relax. The terrace with a barbecue completes the setting for enjoyable moments together. In front of the garage, there is parking space for two cars.

Characteristics

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GENERAL

Address:	Mechelbaan 45 2580 Putte
Price:	€ 449.000
Ground area:	340 m ²
Habitable surface:	174 m ²
Facade width:	6.6 m
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	2019
Cadastral income:	€700

LAYOUT

Toilet 1:	1.31 m ²
Entrance Hall:	2.61 m ²
Living:	33.11 m ²
Kitchen:	5.39 m ²
Storage:	3.04 m ²
Garage:	17.1 m ²
Night Hall:	7.52 m ²
Bathroom 1:	8.33 m ²
Bedroom 1:	12.39 m ²
Bedroom 2:	9.02 m ²
Bedroom 3:	8.87 m ²
Attic:	39 m ²

COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Double
Window frame:	Alu

EPC

EPC:	195 kWh/m ²
EPC level:	B
EPC unique code:	3226505

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:	Requested
Subdivision permit:	Yes
Flood-sensitive area:	Not located in a flood-prone area