Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

charmant huis

€ 299.700

Molenstraat 5, 2830 Blaasveld

3 | 101 m² | 140 m²







Discover this move-in ready starter home, ideally located on the attractive park of Bel Air Castle.
Thanks to the redevelopment of the castle and the old town hall, the neighborhood of Blaasveld will soon be transformed into a vibrant hotspot!
Upon entering through the entrance hall with glass door, you are welcomed by a bright living space with enough room for both a cozy sitting area and a dining area. Adjacent you will find the modern, open kitchen with central kitchen island. Behind the kitchen is a multi-purpose room perfect as an office, playroom or extra storage space with a sliding window that gives direct access to the sunny terrace and green park area.
Also on the ground floor is a fully equipped bathroom with corner bath, separate shower, toilet and sink. A staircase in the living room takes you to the second floor, which currently houses two bedrooms and a generous dressing room. This floor lends itself easily to reconfiguration into three bedrooms. For extra comfort, there is also a second toilet.
Via a fixed staircase you reach the finished attic space, which can serve as an extra bedroom, hobby room or home office, fully adapted to your needs.
In short: a ready-to-use, multifunctional home with spacious living areas, intimate outdoor space and a strategic location in the up-and-coming neighborhood around Castle Bel Air. Don't miss this opportunity and plan your visit soon!

Characteristics

GENERAL

Address:	Molenstraat 5 2830 Blaasveld
Price:	€ 299.700
Ground area:	101 m²
Habitable surface:	140 m²
Number of bedrooms:	3
Number of bathrooms:	1
Construction year:	1936
Renovation year:	2024
Cadastral income:	€398

LAYOUT

Entrance Hall:	3.06 m²
Living:	30.1 m²
Kitchen:	16.64 m²
Extra Space:	20.16 m²
Bathroom 1:	6.1 m²
Bedroom 1:	10.7 m²
:	6.51 m²
Landing:	7.24 m²
Bedroom 2:	8 m²
Toilet 1:	2.11 m²
Bedroom 3:	22.8 m²
Terrace:	13.86 m²

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COMFORT

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

EPC

EPC:	162 kWh/m²
EPC level:	B
EPC unique code:	1846224

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:	Not located in a flood-prone area