

Unique residence with professional space

€ 498.000

Liersesteenweg 94, 2860 Sint-katelijne-waver



2



389 m²



170 m²



UNIQUE RESIDENCE WITH CHARACTER, FLEXIBILITY AND GREEN OASIS – A HOME WITH ADDED VALUE

Let yourself be surprised by this exceptional home that not only exudes charm and comfort, but also offers numerous design possibilities.

Ground floor: tailored living or sleeping comfort

On the ground floor there is a spaciouly designed area that can serve as a living space with office, as an extra bedroom with dressing room, or as a multifunctional room with its own sanitary facilities. This makes the house particularly interesting for those looking for lifetime living, a home practice, or a kangaroo home.

At the center of the house is a top-notch kitchen with dining area and cozy sitting area with fireplace. Here you will enjoy a soothing view of the unique garden setting – a green oasis with large sun terrace and direct access to the spacious garage. Practical comfort is not lacking thanks to the functional storage/laundry room, cleverly integrated into the whole.

Upstairs: space, light and flexibility

There are two spacious bedrooms, one with separate dressing room. A fully equipped bathroom with bathtub, shower and sink unit. The second bedroom offers potential to easily split into two separate rooms depending on your needs.

Why choose this property?

Large parking for 3 to 4 cars
 High visibility location on the Liersesteenweg with optimal accessibility (R6, approach roads to Antwerp & Brussels)
 Possibility of duo living, practice at home or life-long home
 Unique garden experience with terrace and absolute privacy
 Divers usable volume, to be fully discovered on the spot
 Whether you are looking for a special home, a dual-function residence or a place to combine living and working, this unique property offers space, style and flexibility in an exceptional setting.

A viewing says more than words – Get inspired by the possibilities on site!

Characteristics

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GENERAL

Address:	Liersesteenweg 94 2860 Sint-katelijne-waver
Price:	€ 498.000
Ground area:	389 m²
Habitable surface:	170 m²
Facade width:	5.5 m
Number of bedrooms:	2
Number of bathrooms:	1
Number of garages:	1
Construction year:	1936
Renovation year:	2016
Cadastral income:	€644

LAYOUT

Entrance Hall:	12.16 m²
Extra Space:	26.71 m²
Kitchen:	18.2 m²
Passage:	4.4 m²
Storage:	1.96 m²
Living:	17.25 m²
Washing Space:	5.76 m²
:	6.32 m²
Bedroom 1:	20.01 m²
Bathroom 1:	9.98 m²
Night Hall:	3.48 m²
Bedroom 2:	24.6 m²
Garage:	34 m²

COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Alu

EPC

EPC:	383 kWh/m²
EPC level:	D
EPC unique code:	3389274

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