

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 spaciously 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 carsHigh visibility location on the Liersesteenweg with optimal accessibility (R6, approach roads to Antwerp & Brussels)Possibility of duo living, practice at home or life-long homeUnique garden experience with terrace and absolute privacyDivers 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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2

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GENERAL

| | |
|----------------------|--|
| Address: | Liersesteenweg 94 2860 Sint-katelijne-waver |
| Price: | € 498.000 |
| Ground area: | 389 m ² |
| Habitable surface: | 170 m ² |
| 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 m ² |
| Extra Space: | 26.71 m ² |
| Kitchen: | 18.2 m ² |
| Passage: | 4.4 m ² |
| Storage: | 1.96 m ² |
| Living: | 17.25 m ² |
| Washing Space: | 5.76 m ² |
| : | 6.32 m ² |
| Bedroom 1: | 20.01 m ² |
| Bathroom 1: | 9.98 m ² |
| Night Hall: | 3.48 m ² |
| Bedroom 2: | 24.6 m ² |
| Garage: | 34 m ² |

COMFORT

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

EPC

| | |
|------------------|------------------------|
| EPC: | 383 kWh/m ² |
| EPC level: | D |
| EPC unique code: | 3389274 |

ADDITIONAL INFORMATION

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|-----------------------------|--|
| 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 |