

New built casco house on a prime location

€ 424.000

Stationstraat 74, 1831 Diegem






Closed new-build house in shell condition (weather tight) for sale, located in a quiet street with a south-west facing garden offering lovely views, yet close to the village centre and with easy access to major roads. This new-build property still needs to be fully finished inside, in accordance with current regulations. High-quality insulation, underfloor heating, and a type D ventilation system can ensure the highest level of living comfort. The ground floor features an entrance hall with guest toilet and storage room, a spacious and bright living area with dining room and open-plan kitchen, a practical utility/storage room, and large windows overlooking the green garden. On the first floor, there is a generous master bedroom, two additional bedrooms, a bathroom, and a separate toilet. The finished attic space can also be converted into an extra large bedroom, hobby room, or spacious home office. This project is sold under registration duties on the land and the VAT scheme for the construction.

Characteristics

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 3  126 m²  201 m²

GENERAL

| | |
|----------------------|---------------------------------|
| Address: | Stationstraat 74 1831 Diegem |
| Price: | € 424.000 |
| Ground area: | 126 m ² |
| Habitable surface: | 201 m ² |
| Number of bedrooms: | 3 |
| Number of bathrooms: | 1 |
| Construction year: | 2025 |
| Cadastral income: | €0 |

LAYOUT

| | |
|----------------|----------------------|
| Entrance Hall: | 6.85 m ² |
| : | 7.11 m ² |
| Toilet 1: | 1.62 m ² |
| Storage: | 3.08 m ² |
| : | 1.89 m ² |
| Kitchen: | 8.19 m ² |
| Scullery: | 3.58 m ² |
| Dining Room: | 13.57 m ² |
| : | 16.09 m ² |
| : | 3.8 m ² |
| : | 4.31 m ² |
| Toilet 2: | 1.4 m ² |
| Bathroom 1: | 6.28 m ² |
| Bedroom 1: | 16.36 m ² |
| Bedroom 2: | 11.6 m ² |
| Bedroom 3: | 12 m ² |
| : | 3.8 m ² |
| : | 43.07 m ² |
| Garden: | 48 m ² |

COMFORT

| | |
|---------------|------------------|
| Heating: | Not communicated |
| Kitchen: | Not present |
| Glazing: | Double |
| Window frame: | Alu |

ADDITIONAL INFORMATION

| | |
|-----------------------------|-------------------|
| Urban planning destination: | Requested |
| Urban planning permits: | Yes |
| Summons and recovery claim: | Not applicable |
| Pre-emption right: | Requested |
| Subdivision permit: | Not applicable |
| Flood-sensitive area: | Not yet requested |