

New built casco house on a prime location

€ 441.000

Stationstraat 74, 1831 Diegem



125 m²



207 m²



Semi-detached new-build home with garage in shell condition (wind- and watertight), located in a quiet street with a southwest-facing garden and open views, yet close to the village center and with easy access to major roads!

This newly built property still requires full interior finishing, in accordance with current regulations. Advanced insulation, underfloor heating, and a ventilation system (type D) can provide the highest level of living comfort.

The ground floor comprises an entrance hall with guest toilet, a garage, a spacious and bright living area with dining room, and an open kitchen ready for custom installation. There is also a practical storage room and large windows offering views of the green garden.

On the first floor, you'll find a generous master bedroom, two additional bedrooms, a bathroom, and a separate toilet. The attic space still needs to be finished and can be converted into an extra large bedroom (or two smaller ones), a hobby room, or a spacious home office.

This project is sold under the registration duties + VAT scheme.

Characteristics

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GENERAL

Address:	Stationstraat 74 1831 Diegem
Price:	€ 441.000
Ground area:	125 m ²
Habitable surface:	207 m ²
Facade width:	6 m
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	2025
Cadastral income:	€0

LAYOUT

Entrance Hall:	5.5 m ²
:	2.88 m ²
Toilet 1:	1.4 m ²
:	2.31 m ²
Storage:	3.7 m ²
:	11.81 m ²
Dining Room:	12.57 m ²
Kitchen:	6.26 m ²
:	3.6 m ²
:	7.94 m ²
Toilet 2:	1.26 m ²
Bathroom 1:	5.42 m ²
Bedroom 1:	13.05 m ²
Bedroom 2:	13.12 m ²
Bedroom 3:	8.88 m ²
:	2.61 m ²
:	42.42 m ²
Garden:	48 m ²

COMFORT

Heating:	Individual
Kitchen:	Not present
Glazing:	Double
Window frame:	Alu

ADDITIONAL INFORMATION

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