

eengezinswoning

€ 669.000

2801 Heffen



342 m²



266 m²



Proudly enter your new home: a beautiful semi-detached new construction home located in picturesque Heffen. With a generous area of 266.3 m² and a plot of 342 m² with a wide view, this property offers a perfect fusion of space, comfort and contemporary design.

You are welcomed in the entrance hall with a convenient guest toilet. The living space of 37.2 m² exudes a cozy atmosphere, seamlessly connected to a modern, fully equipped open kitchen of 20.7 m². The private terrace of 15.8 m² invites you to relax and enjoyable moments.

On a lower level, there is a convenient laundry and technical room of 5.9 m (equipped with connection for an additional shower and sink) and a large multipurpose room (ideal as a bedroom, professional room, hobby room, ...) of 30.4 m².

This level connects harmoniously with the garden level with a generous terrace of 15.8 m² and a vast garden, where greenery and privacy come together.

On the second floor, the night hall leads to a modern bathroom with bathtub, walk-in shower and double sink. Three spacious bedrooms of 22.9 m², 15.5 m² and 13.2 m² offer comfort & tranquility.

The impressive aluminum window surfaces all around let in abundant natural light and provide a pleasant atmosphere both in the morning and evening. The home offers a unique opportunity to finish the exterior to your own taste, with your own choice of terrace railings and number of solar panels. This gives you the freedom to determine the E-level of your home and mold it entirely to your personal preferences.

Finally, this stylish home is offered under the favorable system of registration fees (3% with conditions or 12%)!

This is not just any home; it is the start of your new life chapter. Contact us today for a viewing and discover the possibilities this beautiful new construction home has to offer. Your dream home is waiting for you!

Characteristics

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3



342 m²



266 m²

GENERAL

Address:	2801 Heffen
Price:	€ 669.000
Ground area:	342 m²
Habitable surface:	266 m²
Plot width:	10.1 m
Facade width:	7.1 m
Number of bedrooms:	3
Number of bathrooms:	1
Construction year:	2023
Cadastral income:	€0

LAYOUT

:	8 m²
:	30.4 m²
Washing Space:	16.2 m²
Storage:	5.9 m²
:	6.5 m²
Entrance Hall:	11.2 m²
Toilet 1:	1.4 m²
Kitchen:	20.6 m²
:	37.2 m²
Terrace:	15.8 m²
Night Hall:	10.4 m²
Bedroom 1:	13.2 m²
Bedroom 2:	15.5 m²
Bedroom 3:	23 m²
Bathroom 1:	9.6 m²
Terrace:	15.8 m²
Terrace:	7.8 m²

COMFORT

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

ADDITIONAL INFORMATION

Urban planning destination:	Extended residential area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area