

**BEAUTIFUL AND UNIQUE NEW BUILT VILLA  
ON A PRIME LOCATION****4.900 €/month**

Motte 5, 1780 Wemmel



4

250 m<sup>2</sup>

Unique new construction villa with possibility of practicing a liberal profession on a prime location, near the market of Wemmel, the Ring 0, the UZ Jette and the Brugmann hospital. Spacious driveway and front patio. Entrance hall with fitted checkroom and guest toilet. Separate room with mezzanine (duplex) which can be used as an office or a liberal profession. On the first upper floor a beautiful bright open space with fully equipped open kitchen and dining area opening onto a spacious terrace. Adjoining the kitchen is a practical storage room. some stairs towards a middle floor give onto a nice living room. On the ground floor there are 4 bedrooms as well as a separate toilet and bathroom with shower and sink. The 4th bedroom is the master suite (15m<sup>2</sup>) with dressing room and adjacent bathroom with bathtub, shower, toilet and sink. The house also has a practical basement with laundry room and a double garage. This (almost energy neutral) villa is equipped with every comfort and finished to perfection. At the rear a spacious, fully surrounded and sunny garden overlooking greenery. The ideal home for a family wishing to enjoy peace and quiet, yet close to all necessary connections and facilities.

## Characteristics

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GENERAL

Address:	Motte 5 1780 Wemmel
Price:	4.900 €/month
Habitable surface:	250 m²
Number of bedrooms:	4
Number of bathrooms:	2
Number of garages:	2
Construction year:	2024
Cadastral income:	€0

LAYOUT

Basement:	22 m²
:	6.5 m²
Entrance Hall:	5 m²
Office:	23.5 m²
:	6 m²
:	3 m²
Night Hall:	8 m²
Bedroom 1:	12 m²
Bedroom 2:	15 m²
Bathroom 1:	5.5 m²
Bedroom 3:	15 m²
Bathroom 2:	10 m²
Dressing:	6.5 m²
Play Room:	12 m²
:	5 m²
:	5 m²
:	3 m²
Storage:	6 m²
Living Room With Open Kitchen:	45 m²
:	40 m²
Garage:	30 m²
Terrace:	18 m²

COMFORT

Heating:	Individual
Kitchen:	All comfort

EPC

EPC:	20 kWh/m²
EPC level:	A

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### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	Not applicable
Subdivision permit:	No
Flood-sensitive area:	Not yet requested