Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

# New build

**€ 490.780**

Breendonkstraat 231, 2830 Willebroek

3 | 566 m² | 148 m²





These BEN (near-energy-neutral) new-build homes are residential and quietly located on the renovated Breendonkstraat, less than 10 minutes by bike from the center of Willebroek and less than 5 minutes from the center of Breendonk.

The location offers the best of both worlds: a pleasant living environment close to schools, stores and restaurants, as well as easy access to Antwerp and Brussels via the A12 motorway.
The street itself is currently being completely redesigned with new bike paths, safe intersections and a neat streetscape, which significantly enhances the living comfort and appearance of this project.
The project includes one semi-open and one closed development, each with garage and a pleasant garden.

Both homes are offered turnkey and can still be fully customized to the buyer's requirements — from layout and materials to techniques and finishes.
A high level of comfort is guaranteed thanks to underfloor heating, ventilation system D, solar panels and heat pump, ensuring energy-efficient and future-oriented living.

Benefits at a glance

Central location between Antwerp and BrusselsQuiet residential environment with good connectionsFully turnkey: all you have to do is move inEnergy-efficient homes with modern techniquesGarden and terrace with south orientation (if applicable)Indoor garage and private drivewayContemporary architecture and quality finishing

The proposed layout is as follows: Entrance hall with staircase, storage room and guest toilet. A spacious open living space with large lounge and the dining area and kitchen bathed in light thanks to large windows overlooking the nice garden. Adjacent to the kitchen there is access to the garage.
On the second floor we find a night hall with access to 3 large bedrooms, a separate toilet and the bathroom with bathtub, walk-in shower and double sink unit.  The attic floor is 1 large room accessible through the attic hatch with comfortable folding staircase.
Come and discuss this project now and make it your dream home!

## Characteristics

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### GENERAL

| | |
|---|---|
| Address: | Breendonkstraat 231<br>2830 Willebroek |
| Price: | € 490.780 |
| Ground area: | 566 m² |
| Habitable surface: | 148 m² |
| Number of bedrooms: | 3 |
| Number of bathrooms: | 1 |
| Number of garages: | 1 |
| Cadastral income: | €0 |

### LAYOUT

| | |
|---|---|
| : | 34.71 m² |
| Entrance Hall: | 8.81 m² |
| Toilet 1: | 1.6 m² |
| Storage: | 3.6 m² |
| Garage: | 16 m² |
| Landing: | 3.98 m² |
| Bedroom 1: | 15.59 m² |
| Bedroom 2: | 13.12 m² |
| Bedroom 3: | 12.8 m² |
| Bathroom 1: | 10.98 m² |
| Toilet 2: | 1.5 m² |
| Attic: | 50.69 m² |

### COMFORT

| | |
|---|---|
| Heating: | Individual |
| Kitchen: | Not present |
| Glazing: | Double |
| Window frame: | Pvc |

### ADDITIONAL INFORMATION

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