

Recent family home (2009) in a quiet residential area, prime location in Putte

€ 485.000

Merelstraat 12, 2580 Putte

 5  175 m²

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This modern, slightly to refurbish family home, built in 2009, is located in a peaceful residential neighbourhood at a highly desirable location.

The ground floor features an entrance hall with separate guest toilet, leading into a bright living area with an open-plan, basic equipped kitchen. At the rear, you will find a pleasant terrace with garden and garden shed perfect for relaxing outdoors.

The first floor comprises a night hall with separate toilet, an open office space, and two bedrooms measuring 20 m² and 11 m². The bathroom is fitted with a double sink, bathtub and shower.

The second floor offers three additional bedrooms of 16 m², 14 m² and 10 m². A storage attic is accessible via a staircase located in one of the bedrooms.

The property also includes a garage and a spacious driveway at the front.

Additional features include an excellent EPC rating, a compliant electrical installation, and air conditioning in both the living area and the bedrooms.

Excellent location with easy access to major roads, close to public transport and the city center.

Characteristics

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GENERAL

Address:	Merelstraat 12 2580 Putte
Price:	€ 485.000
Habitable surface:	175 m ²
Plot width:	8 m
Facade width:	8 m
Number of bedrooms:	5
Number of bathrooms:	1
Number of garages:	1
Construction year:	2009
Cadastral income:	€0

LAYOUT

:	6 m ²
Toilet 1:	1.5 m ²
:	27.5 m ²
Kitchen:	10.5 m ²
Night Hall:	4 m ²
Toilet 2:	1.5 m ²
Bedroom 1:	20 m ²
Bedroom 2:	11.5 m ²
Office:	14 m ²
Bathroom 1:	9.5 m ²
:	17 m ²
Garage:	18 m ²
Garden:	190 m ²
Bedroom 3:	16 m ²
Bedroom 4:	14 m ²
:	2 m ²
Bedroom 5:	10 m ²

COMFORT

Heating:	Individual
Kitchen:	With cupboards
Glazing:	Double
Window frame:	Pvc

EPC

EPC:	116 kWh/m ²
EPC level:	B

ADDITIONAL INFORMATION

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