

beautiful renovated villa on a prime location

**€ 575.000**

Kretenborg 36, 2860 Sint-katelijne-waver



3



608 m<sup>2</sup>



200 m<sup>2</sup>



Spacious renovated detached house in a prime location

This fully renovated detached property, set on a plot of approximately 600 m<sup>2</sup>, offers a living area of around 200 m<sup>2</sup> and combines generous space, comfort and high-quality finishes with excellent accessibility.

At the front, the house features a large driveway and a front garden. At the rear, you will enjoy an east-facing garden with a large terrace, a pleasant veranda, and a garden shed, perfect for enjoying the morning sun in a peaceful setting.

The interior comprises an entrance hall with separate guest toilet, a spacious and bright living room with a cosy fireplace, a dining area with direct access to the veranda, and an adjoining fully equipped kitchen.

On the ground floor, there is also a large master bedroom, a new bathroom fitted with a shower and double sink, and a spacious garage with connections for a washing machine and dryer.

The upper floor is accessed via a provisional staircase and offers two very spacious bedrooms of 26 m<sup>2</sup> and 27 m<sup>2</sup>, located on either side under the roof. The generous landing can easily be used as a home office or small multipurpose area. In addition, a separate room is foreseen for a second bathroom; all technical installations are already in place, with only the sanitary fittings yet to be installed by the buyer.

The property benefits from a fully renewed and insulated roof, a new heating system, and a high-quality finish throughout.

The location is ideal, close to major access roads and city centers, with schools, shops and public transport nearby.

## Characteristics

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### GENERAL

Address:	Kretenborg 36 2860 Sint-katelijne-waver
Price:	€ 575.000
Ground area:	608 m <sup>2</sup>
Habitable surface:	200 m <sup>2</sup>
Plot width:	20 m
Number of bedrooms:	3
Number of bathrooms:	2
Number of garages:	1
Renovation year:	2023
Cadastral income:	€1028

### LAYOUT

Entrance Hall:	4 m <sup>2</sup>
:	9 m <sup>2</sup>
Toilet 1:	1.5 m <sup>2</sup>
Bathroom 1:	3.5 m <sup>2</sup>
Shower Room:	1.5 m <sup>2</sup>
Kitchen:	11.5 m <sup>2</sup>
Living:	32 m <sup>2</sup>
Bedroom 1:	15 m <sup>2</sup>
Storage:	11 m <sup>2</sup>
Veranda:	24 m <sup>2</sup>
Garage:	21 m <sup>2</sup>
Garden:	250 m <sup>2</sup>
Night Hall:	7.5 m <sup>2</sup>
Office:	12 m <sup>2</sup>
Bathroom 2:	7 m <sup>2</sup>
Bedroom 2:	26 m <sup>2</sup>
Bedroom 3:	27 m <sup>2</sup>

### COMFORT

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

### EPC

EPC:	275 kWh/m <sup>2</sup>
EPC level:	C

### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Located in a possible flood zone