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

Exceptional villa with private woods on a 4,350 m² lot

€ 896.000

Busschotstraat 89, 3130 Betekom

4 | 4350 m² | 234 m²







This villa combines the charm of a '70s-era architectural home with today's comfort and energy-saving features.
A home for those who appreciate space, tranquility, privacy, and character.
A unique opportunity for those seeking a home with soul, vision, and an exceptional lot in the heart of Begijnendijk.
This characterful villa, built in 1978, is an exceptional example of forward-thinking architecture. What was considered exceptionally modern at the time still feels surprisingly contemporary today.
The home was designed with an eye for space, light, and living comfort, combining a well-thought-out layout with a strong connection between indoors and outdoors. Over the years, the property has been maintained with the utmost care and further optimized, resulting in a unique blend of authentic charm, contemporary comfort, and a beautiful natural setting.
Located on a quiet street in Begijnendijk, this property enjoys an ideal location. Here, you'll live in complete serenity and privacy, surrounded by greenery, while major access roads, shops, schools, and other amenities are just a short distance away. The plot, spanning no less than 4,350 m², is undoubtedly one of this villa's greatest assets. At the rear lies a private wooded area, allowing you to enjoy a unique piece of nature in your own garden every day. The expansive grounds also offer countless possibilities for families, gardening enthusiasts, or anyone who simply loves space and tranquility.
Upon entering the home, you step into a spacious entry hall with a coat closet and guest restroom. The generous living area forms the heart of the home and, thanks to the large windows, offers an abundance of natural light and beautiful views of the garden. The cozy sitting area and dining area flow seamlessly into the kitchen, which is equipped with a ceramic cooktop, oven, Novy range hood, refrigerator, and freezer. Also located on the ground floor are a practical laundry room, an in-house garage, and additional storage space behind the garage.
Upstairs, the night hall leads to three spacious bedrooms, two bathrooms, a separate toilet, an office or study, and an additional hobby room. The entire floor is finished with hardwood flooring, creating a warm and timeless atmosphere.
This villa has also benefited from significant technical upgrades in recent years. In 2025, the roof was completely renovated and fitted with new insulation and roof tiles. In addition, a new awning was installed. The home features certified solar panels with an annual output of approximately 5,000 kWh, which helps reduce energy costs. The central heating system runs on fuel oil and was installed in 2006. There is also a rainwater cistern, a septic tank, and a 3,500-liter polyethylene tank. The outdoor faucet was equipped with a new pump five years ago.
An added bonus is the fully accessible crawl space and a storage area finished with durable stone carpet. The outdoor paths were also finished to the same high standard. The roller shutter in the living area enhances comfort and privacy.
This villa is much more than just a home. It is a property with a story, built at a time when architects dared to think ahead and look beyond the trends of the moment. Thanks to recent renovations and ongoing care, this exceptional villa is in excellent condition and ready for a new owner seeking space, tranquility, character, and an exceptional living environment. A unique opportunity for anyone who wants to live in a villa that was far ahead of its time and still impresses today with its vision, charm, and location.

Characteristics

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GENERAL

Address:	Busschotstraat 89 3130 Betekom
Price:	€ 896.000
Ground area:	4350 m²
Habitable surface:	234 m²
Facade width:	14.5 m
Number of bedrooms:	4
Number of bathrooms:	2
Number of garages:	1
Construction year:	1978
Renovation year:	2025
Cadastral income:	€1225

LAYOUT

Entrance Hall:	4.98 m²
:	5.22 m²
:	3.47 m²
Toilet 1:	1.5 m²
Living:	24.44 m²
:	23 m²
Dining Room:	12 m²
Kitchen:	7.2 m²
Washing Space:	7.28 m²
Garage:	22.1 m²
Storage:	5 m²
:	5.22 m²
:	11.17 m²
Night Hall:	7.4 m²
Bedroom 1:	19.2 m²
Bedroom 2:	6.7 m²
Bedroom 3:	13.69 m²
Bathroom 1:	5.3 m²
Toilet 2:	1.4 m²
Bathroom 2:	7.28 m²
Hobby Room:	10.9 m²
Hobby Room:	12.5 m²

COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Wood
Comfort outside:	Photovoltaic solar panels

EPC

EPC:	253 kWh/m²
EPC level:	C
EPC unique code:	20260615-0003893388

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ADDITIONAL INFORMATION

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