



villa

€ 518.000

Rozenlaan 10, 2861 Onze-lieve-vrouw-  
 waver

 4  2059 m<sup>2</sup>  191 m<sup>2</sup>



#### VILLA IN NEED OF RENOVATION ON A BEAUTIFUL LOT

In an exceptional prime location, surrounded by greenery and on a particularly quiet street, this spacious villa in need of renovation sits on a beautiful lot measuring no less than 2.059 m<sup>2</sup>. This property offers a unique opportunity for those seeking a home with character, space, and enormous potential to renovate and furnish entirely to their own taste.

The home features a spacious living area with plenty of natural light, a separate kitchen with a dining area, and a pleasant veranda overlooking the beautiful garden. There are also four full-sized, spacious bedrooms, ideal for larger families or for those who want extra space for an office or hobby room. A major asset is the very large attic, which can currently be customized entirely to your liking and creates additional living space. The home also features a spacious garage and a small basement. The beautiful garden surrounding the home provides an oasis of peace and privacy, while easy access to major thoroughfares ensures excellent connectivity.

Although the home requires a complete renovation, its sound structural foundation provides an excellent starting point for an ambitious renovation project. Furthermore, the lot offers opportunities to expand the home further, subject to applicable zoning regulations.

From a technical standpoint, you should be aware of the asbestos-containing roof, the lack of central heating, some single-pane windows, and the need to modernize the entire home.

Are you looking for a villa with an exceptional location, plenty of space, and endless possibilities to create your dream home? Then this property is definitely worth a visit.

## Characteristics

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#### GENERAL

|                     |   |
|---------------------|---|
| Address:            | Rozenlaan 10<br>2861 Onze-lieve-vrouw-waver |
| Price:              | € 518.000                                   |
| Ground area:        | 2059 m <sup>2</sup>                         |
| Habitable surface:  | 191 m <sup>2</sup>                          |
| Plot width:         | 26 m  |
| Number of bedrooms: | 4   |
| Number of garages:  | 1   |
| Construction year:  | 1966  |
| Cadastral income:   | €1065                                       |

#### LAYOUT

|                |                      |
|----------------|----------------------|
| Entrance Hall: | 11.38 m <sup>2</sup> |
| Living:        | 48.53 m <sup>2</sup> |
| Kitchen:       | 9.27 m <sup>2</sup>  |
| Bathroom 1:    | 2.89 m <sup>2</sup>  |
| Veranda:       | 26.95 m <sup>2</sup> |
| :              | 3.17 m <sup>2</sup>  |
| Night Hall:    | 6.98 m <sup>2</sup>  |
| Bedroom 1:     | 13.17 m <sup>2</sup> |
| Bedroom 2:     | 8.48 m <sup>2</sup>  |
| Bedroom 3:     | 20.17 m <sup>2</sup> |
| Bedroom 4:     | 17.74 m <sup>2</sup> |
| Basement:      | 13.83 m <sup>2</sup> |
| Garage:        | 28.48 m <sup>2</sup> |
| Garage:        | 15 m <sup>2</sup>    |

#### COMFORT

|               |                   |
|---------------|-------------------|
| Heating:      | Individual        |
| Kitchen:      | Not communicated  |
| Glazing:      | Single and Double |
| Window frame: | Wood              |

#### EPC

|                  |                        |
|------------------|------------------------|
| EPC:             | 787 kWh/m <sup>2</sup> |
| EPC level:       | F                      |
| EPC unique code: | 3887609                |

#### 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:          | Yes  |
| Subdivision permit:         | Requested  |
| Flood-sensitive area:       | Not located in a flood-prone area                      |