

huis

€ 358.000

Berkelei 46, 2820 Sint-katelijne-waver



A home with character, an excellent location, and plenty of opportunities to bring your own vision for your home to life. Through the entry hall, you enter the cozy living area, which offers plenty of space for both a comfortable sitting area and a spacious dining area. The living area connects to the charming veranda through an authentic three-panel wooden door. The veranda spans the full width of the home and offers a delightful spot to enjoy the view of the green, sunny garden year-round. Adjacent to the living area is the kitchen, which can easily be integrated into an open-concept kitchen-dining area if desired. Next to it, you'll find a practical storage room with a separate toilet and direct access to the garage. The south-facing garden surrounding the house provides an ideal setting for relaxing in peace and quiet. On the first floor, there are three full-sized bedrooms and a bathroom equipped with a bathtub, sink, and toilet. Additionally, the home features an attic and a basement, which provide extra storage space. Thanks to its charming character, spacious layout, and excellent location, this villa is the perfect choice for anyone looking for a warm family home that can be fully renovated and furnished to suit their own taste.

Characteristics

GENERAL

Address:	Berkelei 46 2820 Sint-katelijne-waver
Price:	€ 358.000
Ground area:	385 m ²
Habitable surface:	176 m ²
Plot width:	15 m
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	1960
Cadastral income:	€644

LAYOUT

Basement:	9.52 m ²
Entrance Hall:	9.52 m ²
:	37.62 m ²
Kitchen:	10.22 m ²
Storage:	4.55 m ²
Veranda:	15 m ²
Night Hall:	6.42 m ²
Bathroom 1:	3.75 m ²
Bedroom 1:	7.25 m ²
Bedroom 2:	18.4 m ²
Bedroom 3:	18.4 m ²
Garage:	17.7 m ²

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3

385 m²



176 m²

COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Single and Double
Window frame:	Wood

EPC

EPC:	763 kWh/m ²
EPC level:	F
EPC unique code:	3910601

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:	Not located in a flood-prone area