

eengezinswoning

€ 443.000

Akelei 51, 2860 Sint-katelijne-waver



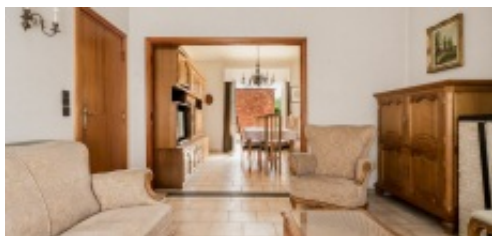
3



600 m²



152 m²



Charming 3-bedroom family home with a garage and spacious yard in a prime location in Sint-Katelijne-Waver. Are you looking for a family home with a solid foundation, plenty of space, and numerous possibilities to renovate it entirely to your own taste? Then this home is definitely worth a visit.

With a living area of 152 m² on a 600m² lot, this home offers plenty of space for a comfortable family life. The spacious living area enjoys plenty of natural light and, thanks to the authentic wooden doors and trim, exudes a warm, characterful atmosphere. Adjacent to it are the dining room and a practical kitchen with ample counter and storage space.

Upstairs, you'll find two spacious bedrooms and a third room, ideal as a children's room, office, or walk-in closet. A major asset is the spacious attic, which offers numerous possibilities. With the necessary finishing touches, it can be converted into two additional bedrooms, a master suite, a hobby room, an office, or a multipurpose space, fully tailored to your living needs. Although the home has retained some charming, original features, it serves as the ideal foundation for anyone looking for a renovation project with great potential.

The home also features a dry basement, a practical storage room/utility room, and a garage.

Outside, you'll enjoy a spacious front yard with a driveway and ample parking. The large, green backyard offers plenty of space to relax, garden, or let children play carefree.

Thanks to its quiet location, close to shops, schools, public transportation, and major access roads, this home combines excellent accessibility with a pleasant living environment.

Characteristics

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152 m²

GENERAL

Address:	Akelei 51 2860 Sint-katelijne-waver
Price:	€ 443.000
Ground area:	600 m²
Habitable surface:	152 m²
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	1960
Cadastral income:	€761

LAYOUT

Entrance Hall:	9.6 m²
Living:	14.35 m²
Dining Room:	14.54 m²
Kitchen:	8.2 m²
Washing Space:	8.2 m²
Toilet 1:	0.98 m²
Night Hall:	4.1 m²
Bedroom 1:	15.04 m²
Bedroom 2:	15.04 m²
Bedroom 3:	5.8 m²
Bathroom 1:	5.8 m²
Basement:	10 m²
Attic:	52 m²
Garage:	26.73 m²

COMFORT

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

EPC

EPC:	698 kWh/m²
EPC level:	F
EPC unique code:	3915071

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:	No
Flood-sensitive area:	Not located in a flood-prone area