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

3-bedroom villa in need of renovation on a 1,532 m² lot

€ 549.000

Mouriaulaan 4, 2570 Duffel

3 | 1532 m² | 159 m²







A 1960s home in need of renovation with a split-level layout on a 1,532 m² lot
This detached home combines the character of the 1960s with a practical split-level layout and a pleasant, green living environment. The spacious, bright, and functional layout, large windows, and modernist aesthetic provide a great foundation for anyone who wants to renovate the home to suit their own taste.
The entryway provides access to the guest restroom with a sink, the kitchen, and the living area. The light-filled living room features a cozy sitting area with a fireplace and a dining area. Large windows provide ample natural light and a sweeping view of the surrounding garden. From the living area, you step out onto the south-facing terrace, where you can comfortably enjoy the outdoors.
The split-level layout gives the home its own unique character and a special sense of space. The different levels flow seamlessly into one another, while living, sleeping, and working each have their own designated areas. In this way, the home combines a sense of connection with a natural separation between the different functions.
Half a floor higher are two spacious bedrooms and a bathroom with a shower, toilet, and vanity.
Half a floor below are the indoor garage and an additional room with built-in closets. This space is ideal as a third bedroom, home office, or hobby room. The 1,532 m² lot forms a green setting around the home and offers tranquility and privacy. The combination of the generous outdoor space, the large windows, and the south-facing terrace creates a pleasant connection to the garden.
An exciting renovation opportunity for those who love 1960s architecture and are looking for a single-family home with a playful layout, plenty of light, and the potential to create a contemporary home.

Characteristics

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GENERAL

Address:	Mouriaulaan 4 2570 Duffel
Price:	€ 549.000
Ground area:	1532 m²
Habitable surface:	159 m²
Plot width:	24.65 m
Facade width:	12 m
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	1962
Renovation year:	1980
Cadastral income (indexed):	2735
Cadastral income:	€1189

LAYOUT

Entrance Hall:	8.4 m²
:	6.52 m²
Living:	39 m²
Kitchen:	8.75 m²
:	4.18 m²
:	8.28 m²
Bedroom 1:	12.25 m²
Bedroom 2:	11.06 m²
Dressing:	0.66 m²
Bathroom 1:	4.18 m²
Bedroom 3:	10.11 m²
Dressing:	0.66 m²
:	4.18 m²
:	3.6 m²
Heating Room:	5.38 m²
Washing Space:	1 m²
Garage:	18.2 m²

COMFORT

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

EPC

EPC:	515 kWh/m²
EPC level:	F
EPC unique code:	3983761

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:	Yes
Flood-sensitive area:	Not located in a flood-prone area