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

Ground-floor loft with 2 bedrooms, fully customizable to your taste!

€ 794.900

Heffen-dorp 17-17B, 2801 Heffen

2 225 m²







Located in the former hunting lodge (Jachthuis) on the village square in Heffen, this exclusive ground-floor loft offers a unique opportunity to create a home tailored entirely to your preferences.
Together with interior design partner OSCAR V, you can choose the materials, layout, lighting and custom-made furniture.
Create a home that perfectly reflects your personal style!

The loft features:
Bright and spacious living area with open-plan kitchenLarge, sun-facing terrace adjoining a green outdoor spaceUnderground parking space2 spacious bedrooms, each with its own bathroomVersatile multipurpose room with plenty of possibilitiesAmple storage spacePrivate entrance

In terms of energy efficiency and living comfort, the loft also meets modern standards (ventilation system D, underfloor heating with passive cooling throughout the apartment and an E-level of 30).

Combining authentic charm with modern living comfort, this loft enjoys a peaceful yet central location in the charming village of Heffen, close to Mechelen and with excellent connections to Antwerp and Brussels.

A unique opportunity to create the loft of your dreams, entirely tailored to your wishes!
Land value: €170,430 + 12% (registration duties)
Construction value: €624,470 + VAT (21%, potentially 6% subject to conditions, further information available through our office)

Contact IMMO ID for more information or to arrange a viewing.

Characteristics

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GENERAL

Address:	Heffen-dorp 17-17B 2801 Heffen
Price:	€ 794.900
Habitable surface:	225 m²
Number of bedrooms:	2
Number of bathrooms:	2
Construction year:	2025
Cadastral income:	€0

LAYOUT

Entrance Hall:	12.38 m²
Office:	25.1 m²
Living Room With Open Kitchen:	77 m²
Storage:	7.2 m²
Toilet 1:	1.35 m²
Dressing:	11.82 m²
Dressing:	4.8 m²
Bedroom 1:	16.49 m²
Bathroom 1:	10.92 m²
Bedroom 2:	17.5 m²
Bathroom 2:	7.1 m²

COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Alu
Comfort inside:	Internet

ADDITIONAL INFORMATION

Urban planning destination:	Residential area with cultural, historical and esthetic value
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