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

# Recent family home (2009) in a quiet residential area, prime location in Putte

**€ 429.000**

Merelstraat 12, 2580 Putte

5 175 m²







Recent family home (2009) in a quiet residential area, prime location in Putte
This modern, slightly to refurbish family home, built in 2009, is located in a peaceful residential neighbourhood at a highly desirable location.
The ground floor features an entrance hall with separate guest toilet, leading into a bright living area with an open-plan, basic equipped kitchen. At the rear, you will find a pleasant terrace with garden and garden shed perfect for relaxing outdoors.
The first floor comprises a night hall with separate toilet, an open office space, and two bedrooms measuring 20 m² and 11 m². The bathroom is fitted with a double sink, bathtub and shower.
The second floor offers three additional bedrooms of 16 m², 14 m² and 10 m². A storage attic is accessible via a staircase located in one of the bedrooms.
The property also includes a garage and a spacious driveway at the front.
Additional features include an excellent EPC rating, a compliant electrical installation, and air conditioning in both the living area and the bedrooms.
Excellent location with easy access to major roads, close to public transport and the city center.

## Characteristics

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## GENERAL

| | |
|---|---|
| Address: | Merelstraat 12<br>2580 Putte |
| Price: | € 429.000 |
| Habitable surface: | 175 m² |
| Plot width: | 8 m |
| Facade width: | 8 m |
| Number of bedrooms: | 5 |
| Number of bathrooms: | 1 |
| Number of garages: | 1 |
| Construction year: | 2009 |
| Cadastral income: | €0 |

## LAYOUT

| | |
|---|---|
| : | 6 m² |
| Toilet 1: | 1.5 m² |
| : | 27.5 m² |
| Kitchen: | 10.5 m² |
| Night Hall: | 4 m² |
| Toilet 2: | 1.5 m² |
| Bedroom 1: | 20 m² |
| Bedroom 2: | 11.5 m² |
| Office: | 14 m² |
| Bathroom 1: | 9.5 m² |
| : | 17 m² |
| Garage: | 18 m² |
| Garden: | 190 m² |
| Bedroom 3: | 16 m² |
| Bedroom 4: | 14 m² |
| : | 2 m² |
| Bedroom 5: | 10 m² |

## COMFORT

| | |
|---|---|
| Heating: | Individual |
| Kitchen: | With cupboards |
| Glazing: | Double |
| Window frame: | Pvc |

## EPC

| | |
|---|---|
| EPC: | 116 kWh/m² |
| EPC level: | B |

## ADDITIONAL INFORMATION

| | |
|---|---|
| Urban planning destination: | Living area |
| Urban planning permits: | Yes |
| Summons and recovery claim: | Not applicable |
| Pre-emption right: | No |
| Subdivision permit: | No |
| Flood-sensitive area: | Not yet requested |