

€ 1.150.000 | GRAVEN | REF. 5947021



LIVING SURFACE

282 m²



LAND SURFACE

1200 m²



BEDROOMS

6



BATHROOMS

3



GARAGES

2

Greze Doiceau, magnificent villa with swimming pool

 **1390**
Graven


In Greze Doiceau, just a stone's throw from the Golf du Bercuit, is a magnificent villa of approximately 282 square meters with a garden of about 673 square meters, ideally oriented to the East. Located just behind the charming Saint Pierre church in a green setting, it is composed as follows: on the ground floor, an entrance hall with closets, a living and dining room with a new cassette fireplace, a fully equipped kitchen from 2022 with a central island, a laundry room, and a garage for two cars. On the upper floors, there are 5 bedrooms of approximately 17, 15, 13, 12, and 12 square meters, two bathrooms, and a separate studio with a large bedroom of about 19 square meters, a hall, and a bathroom of 5.1 square meters. Also included: a superb heated swimming pool with a heat pump and a 25-year warranty on the Canadian wood pool house, a fish pond, a sun tent, a shelter for bicycles and trash cans, an electric car charging point, a gas boiler, compliant electricity, recent construction, and renovations from 2023. Energy Performance Certificate (PEB) rating: B

Characteristics

GENERAL

Type	house	City	Graven
Price	€ 1.150.000	Living surface	282 m²
Land surface	1200 m²	Bedrooms	6
Bathrooms	3	Garages	2
Parkings (indoor)	2	Parkings	4
Floors	2	Available	vanaf akte
Construction year	2006	State	very good state
Garden surface	673 m²	Facades	4
Kitchen (type)	hyper equipped	Office	✓
Office area	19 m²	Toilets	4
Laundry room	✓	Heating (type)	underfloor heating partially
		Heating	gas (centr. heat.)
Neighborhood	woods	Neighborhood	quiet
Double glass	✓	PEB	136 kW/m²
		PEB category	B

MANDATORY INFO

Building permit License issued	Summons and recovery claim No judicial remedial measure or administrative measure imposed
Urban destination living zone	Pre-emption right Not announced
Subdivision permit No sales permit	 Flood prone area not located in flood area

FINANCIAL

Property tax 1938 €

