



€ 1.650.000 | WAVER | REF. 6018163



LIVING SURFACE

460 m²



LAND SURFACE

7170 m²



BEDROOMS

7



BATHROOMS

6

Exceptionnal property with swimming pool on a plot of aprox 7100 sqm

 **1301 Waver**

IN OPTION !!!


Beautiful villa with outbuildings, located on beautiful grounds of approximately 7100 sqm in the prestigious Angoussart domain. The house has an area of approximately 460 sqm (without basement) and was completely renovated with sustainable materials in 2017. The house consists of: on the ground floor: spacious entrance hall with cloakroom and guest toilet, large living space of ± 37 sqm, dining room of ± 27 sqm, spacious fully equipped kitchen, master bedroom of ± 70 sqm consisting of a bedroom, double dressing room, spacious bathroom and access to the terrace and garden. On the first floor, a suite with office and bathroom, 2 bedrooms, separate bathroom, toilet. In the left wing: a bedroom with shower room, a storage room, a guest toilet. On floor 1: fitness of ± 46 sqm with closets, 2 bedrooms, bathroom and attic. At basement level: storage room, boiler, laundry room. Garden: large terraces and swimming pool, pool house with summer kitchen, sauna and shower. Car port for two cars – parking spaces in front of the house. PEB C

Characteristics

GENERAL

Type	house	City	Waver
Price	€ 1.650.000	Living surface	460 m ²
Land surface	7170 m ²	Bedrooms	7
Bathrooms	3	Shower rooms	3
Floors	1	Available	vanaf akte
Construction year	1978	State	very good state
Facades	4	Kitchen (type)	hyper equipped
Office	✓	Toilets	7
		Laundry room	✓
Heating (type)	individual	Heating	gas (centr. heat.)
Neighborhood	woods	Neighborhood	countryside
Cellar	✓	Double glass	✓
PEB	189 kW/m ²	PEB category	C

MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	Not announced	Pre-emption right	Not announced
Subdivision permit	Not announced	 Flood prone area	not located in flood area

FINANCIAL

