



€ 2.495.000 | EIGENBRAKEL | REF. 6036574



LIVING SURFACE

764 m²



LAND SURFACE

5000 m²



BEDROOMS

6



BATHROOMS

6



GARAGES

2

7 Fontaines: Exceptionnal property with splendid garden

1420 Eigenbrakel

Beautiful and exceptional property located in a highly sought-after and residential area near the 7 Fontaines golf course: villa of 764 sqm (according to PEB) located on a S-oriented plot of +-5000 sqm.

Layout on the ground floor: entrance hall with cloakroom and guest toilet, lounge of approximately 57 sqm with fireplace, TV lounge or office, dining room of +- 25 sqm next to the kitchen of +- 42 sqm with dining area. Multipurpose room that can be used as a second office or playroom for the children. Laundry room. All rooms have incredibly beautiful views of the beautifully landscaped garden. There is a covered area on the extremely private terrace.

On the first floor: night hall, master bedroom of approximately 36 sqm with 2 bathrooms and 2 dressings, a second bedroom with dressing and adjoining bathroom, a third bedroom with separate bathroom. All three bedrooms have a beautiful view of the garden.

There is also a studio with kitchen, bathroom, dressing and separate entrance. On the second floor: two bedrooms and a separate bathroom, also with a view of the garden. At basement level: multi-purpose room with direct access to the garden and several storage rooms.

Garage for 2 cars and 6-8 parking spaces outside.


PEB D

Characteristics

GENERAL

Type	house	City	Eigenbrakel
Price	€ 2.495.000	Living surface	764 m ²
Land surface	5000 m ²	Bedrooms	6
Bathrooms	6	Garages	2
Parkings	8	Floors	2
Available	vanaf akte	Construction year	2001
State	very good state	Facades	4
Kitchen (type)	US hyper equipped	Office	✓
Office area	11.89 m ²	Laundry room	✓
Heating (type)	individual	Heating	oil (centr. heat.)
Neighborhood	quiet	Neighborhood	city
Cellar	✓	Double glass	✓
PEB	335 kW/m ²	PEB category	D
EPC code	20210505011201		

MANDATORY INFO

Building permit No license issued	Summons and recovery claim No judicial remedial measure or administrative measure imposed
Urban destination Not announced	Pre-emption right There is no pre-emption right for spatial planning
Subdivision permit No sales permit	 Flood prone area not located in flood area

FINANCIAL

Property tax 5900 €

