



€ 2.495.000 | EIGENBRAKEL | REF. 6036574



LIVING SURFACE

764 m<sup>2</sup>



LAND SURFACE

5000 m<sup>2</sup>



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
Price	€ 2.495.000
Land surface	5000 m <sup>2</sup>
Bathrooms	6
Parkings	8
Available	vanaf akte
State	very good state
Kitchen (type)	US hyper equipped
Office area	11.89 m <sup>2</sup>
Laundry room	✓
Neighborhood	quiet
Cellar	✓
PEB	335 kW/m <sup>2</sup>
EPC code	20210505011201

City	Eigenbrakel
Living surface	764 m <sup>2</sup>
Bedrooms	6
Garages	2
Floors	2
Construction year	2001
Facades	4
Office	✓
Toilets	7
Heating (type)	individual
Heating	oil (centr. heat.)
Neighborhood	city
Double glass	✓
PEB category	D

### MANDATORY INFO

Building permit	No license issued
Urban destination	Not announced
Subdivision permit	No sales permit

Summons and recovery claim	No judicial remedial measure or administrative measure imposed
Pre-emption right	There is no pre-emption right for spatial planning
 Flood prone area	not located in flood area

### FINANCIAL

Property tax	5900 €
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