



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - Villa

€ 1.150.000

Alex Vermaelenstraat 10, 3052 Blanden

Ref. 7652323



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 361m<sup>2</sup>

Surf. Plot: 1000m<sup>2</sup>

PEB/EPB: 194kwh/m<sup>2</sup>/j

# Description

This magnificent modern split-level villa, designed by the renowned architectural firm A2O, is situated on a beautiful 1,000 m<sup>2</sup> plot. The location is simply stunning: a peaceful, leafy setting. The house itself has a total floor area of 361 m<sup>2</sup> and comprises the following rooms: a wine cellar; a spacious garage for two cars, including a workspace with access to the basement rooms; a very bright staircase hall offering a lovely sense of space; the entrance hall with a toilet; a utility room; the fully fitted kitchen with high-end finishes; the living room with superb bay windows and a double-sided wood-burning fireplace as the centrepiece, as well as a study/multi-purpose space. A wide staircase leads to the first bedroom of 22 m<sup>2</sup>, which connects to the night corridor and a dressing room/laundry room; followed by the spacious bathroom with a sauna area and separate toilet; on the top floor, there is an additional 18 m<sup>2</sup> bedroom, a second bathroom, a separate toilet, a workspace and a recreation room that can easily be converted into at least two further bedrooms. This recreation room provides access to the roof terrace. Attractive terrace and well-maintained garden, with woodland in the background.

## KEY FEATURES:

Asbestos-free;

EPC rating B;

Electrical installation compliant.

Magnificent location.

Impressive ceiling height.

BOOK YOUR VISIT NOW !

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## Financial

Price: € 1.150.000,00

Available: At the contract

Servitude: No

Liberal profession possible: Yes

## Building

Habitable surface: 361,00 m<sup>2</sup>

Fronts: 4

Construction year: 2006

State: Very good state

## Comfort

Alarm: Yes

Videophone: Yes

## Energy

EPC score: 194 kWh/m<sup>2</sup>/year

EPC total score: 194 kWh/year

EPC class: B

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Water tank: Yes

## Terrain

Ground area: 1.000,00 m<sup>2</sup>

Garden: Yes

## Layout

Kitchen: Yes, hyper equipped

Bureau: Yes

Bedroom 1: 22,00 m<sup>2</sup>

Bedroom 2: 18,00 m<sup>2</sup>

Bedroom 3: 45,00 m<sup>2</sup>

Bathroom type: All comfort

Shower rooms: 1

Toilets: 3

Laundry: Yes

Cellar: Yes

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Living park

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: No

Intimation: No

G-score: A

P-score: A  
Summons: No

## **Parking**

Garage: 1