

**For sale -
Villa**

€ 440.000

Beneluxlaan 5, 1800 Vilvoorde

Ref. 7194296



Number of bedrooms: 2

Surf. Living: 110m²

PEB/EPB: 795kwh/m²/j

Number of bathrooms: 1

Surf. Plot: 1383m²

Availability: at the contract

Description

Very charming detached house ideally located in Vilvoorde, Beneluxlaan 5, in a quiet dead-end street right next to the beautiful Drie Fonteinen Park. A green and peaceful setting, with shops, schools, sports facilities and bus stops nearby.

Built in 1964, the house stands on a generous 1,383 m² plot and offers 110 m² of living space.

Layout:

- Ground floor: entrance hall, dining and living room, kitchen and veranda overlooking the garden.
- Mezzanine level: two spacious bedrooms and a bathroom.
- Built-in garage and basement on two levels, providing extra storage space and possibilities.

EPC label F, therefore renovation requirement, but insulating the basement floor and outer walls is sufficient to reach label D (see EPC report).

The property is in solid condition and offers an excellent base for anyone wishing to modernise while living in an exceptional location in Vilvoorde; quiet, green and yet close to everything.

Definitely worth a visit!

Financial

Price: € 440.000,00

Available: At the contract

Terrain

Ground area: 1.383,00 m²

Garden: Yes

Building

Habitable surface: 110,00 m²

Fronts: 4

Construction year: 1964

State: To be refreshed

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Energy

EPC score: 795 kWh/m²/year

Heating type: Oil (centr. heat.)

Heating: Individual

Parking

Garage: Yes