

house

**€ 569.000**

Roekensstraat 27, 1820 Melsbroek



705 m²



230 m²



#### ☑ Gorgeous Half Open Building with Expandability!

Welcome home to this beautifully renovated home, perfectly situated on a generous 705 square foot lot. This spacious home offers plenty of additional possibilities, whether it is to expand living space, create a care home, a dual residence or a combination of living and professional activities.

#### Property features:

Fully renovated: From 2014 to 2022, this home has been renovated with love and craftsmanship, with only the glass strip in the kitchen remaining to be finished by the new owners. Spacious layout: Enter through the entrance hall leading to a bright office space, a fully equipped kitchen and a cozy living space with dining area and comfortable lounge. Practical amenities: A guest toilet, storage room with central heating system and convenient laundry room make daily life easier. Spacious bedrooms: On the second floor there are two large bedrooms, a third smaller room and a modern bathroom. The attic space has been cleverly converted into an additional bedroom, in the rear wing there is an additional room upstairs, providing plenty of space for the whole family. Outdoor living at its best: Enjoy a terrace between the house and the spacious garage, with an adjacent beautiful garden with fish pond and a lovely swimming pool, complete with filter system and heat pump, powered by solar panels. Sustainable amenities: Two large cisterns provide water for toilet and outdoor faucet, a new roof, soundproof windows and a high-efficiency boiler ensure a favorable EPC certificate and comfortable living. Additional assets: This property is asbestos safe and has a compliant electricity certificate.

Location: Located in a quiet street, you benefit from proximity to approach roads, public transport, a golf club, school and stores, making this property the ideal base for any family.

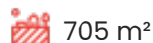
Don't miss this unique opportunity to own a family home with great potential. Contact us today for a viewing! ☑

## Characteristics

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### GENERAL

Address:	Roekensstraat 27 1820 Melsbroek
Price:	€ 569.000
Ground area:	705 m²
Habitable surface:	230 m²
Facade width:	6.5 m
Number of bedrooms:	5
Number of bathrooms:	1
Number of garages:	1
Construction year:	1962
Renovation year:	2014
Cadastral income:	€1712
Availability:	To be established

### LAYOUT

Entrance Hall:	9.1 m²
Living:	30 m²
Kitchen:	18 m²
Laundry + Storage:	24 m²
Office:	9.74 m²
:	5.3 m²
Bedroom 1:	16 m²
Bedroom 2:	14 m²
Bedroom 3:	9.74 m²
Bedroom 4:	24 m²
Bathroom 1:	3.8 m²
Bedroom 5:	53 m²
Basement:	18.8 m²
Garage:	30.4 m²

### COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Pvc

### EPC

EPC:	144 kWh/m²
EPC level:	B

### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area