

## UNIQUE VILLA WITH OUTBUILDINGS ON DOUBLE PLOT

**€ 1.295.000**

Bredepleinstraat 53, 3190  
Boortmeerbeek



7



4292 m²



541 m²



Discover this unique villa in a quiet location, ideally located on a double plot (possible to re-sell). This beautiful property offers a sea of space and possibilities, both for leisure and professional purposes. Upon arrival, you are immediately enchanted by the charming appearance of this villa. With a refresh, this property can be transformed into your dream home, where comfort and luxury go hand in hand. Spacious ground floor with spacious entrance hall and separate toilet. Beautiful bright living space with authentic elements and connection to a cozy veranda with wood-burning fireplace. Fully renovated fitted kitchen with extra pantry and checkroom. Garage currently converted into a hobby room. On the floors; spacious night halls with separate toilets. 6 spacious bedrooms with partly fitted wardrobes, 3 bathrooms of which 1 with sauna, open space as hobby or TV area and fully equipped office. Unfurnished storage attics with drop stairs. Spacious basement with utilities, boiler room, laundry room, storage room, workshop, hobby cellar and wine cellar. The double lot provides an abundance of space and privacy. In addition, the home features several outbuildings (double garage, double carport and garden shed) that offer countless possibilities. Relaxation is key with a beautiful heated pool and hot-tub where you can relax after a long day. Enjoy the peace and privacy in your own oasis of greenery. In addition, this property offers the unique opportunity to practice a liberal profession from home. With the spacious outbuildings and the quiet location, this is the ideal place to perfectly combine work and private life. In short, this villa is a unique opportunity for those looking for a spacious, characterful home with many possibilities. Be surprised and come experience the atmosphere and possibilities for yourself during a viewing. Do not wait too long, because you do not want to miss this opportunity!

## Characteristics

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### GENERAL

Address:	Bredepleinstraat 53 3190 Boortmeerbeek
Price:	€ 1.295.000
Ground area:	4292 m²
Habitable surface:	541 m²
Plot width:	47 m
Facade width:	16 m
Number of bedrooms:	7
Number of bathrooms:	3
Number of garages:	2
Construction year:	1931
Cadastral income:	€2280
Availability:	Onact

### COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Wood
Comfort inside:	wine cellar, Intercom

### EPC

EPC:	397 kWh/m²
EPC level:	D

### ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Requested
Flood-sensitive area:	Not yet requested