

FOR SALE - EXCEPTIONAL HOUSE

Doorslaardam 37B, 9160 Lokeren

€ 849.000

Ref. 7837224



Number of bedrooms: 3
Number of bathrooms: 2
Garages: 1
Availability: tbd with the owner

Surf. Living: 200m²
Surf. Plot: 1057m²
Surf. terrace: 27m²
Neighbourhood: Free sight

PEB/EPB: 70kwh/m²/j
Glazing type: High efficiency glass

DESCRIPTION

A home should adapt to the way you live. **Doorslaardam 37B offers exceptional flexibility, both for your family today and for changing needs in the future.** With a complete living arrangement on the ground floor and extensive additional living space upstairs, this property is ideal for anyone looking for space, privacy and versatility.

Complete ground-floor living

The wheelchair-accessible ground floor features a living room of approx. 27 m², a spacious kitchen of approx. 16.7 m², a 15.1 m² bedroom, bathroom, separate toilet and storage. There is also a generous integrated garage of approx. 37 m².

An upper floor full of possibilities

Upstairs, you will find a second living room of approx. 28 m² with its own kitchen, as well as a spacious bedroom with dressing room, guest room, bathroom, separate toilet, office and storage.

For a family, this creates far more possibilities than a conventional upper floor: additional bedrooms, a playroom, TV or gaming room, home office or a more independent area for older children. The layout is equally suitable for different generations wishing to live together while maintaining their privacy.

The upper floor also benefits from a **south-west facing roof terrace of approx. 25 m²**.

Comfort & technology

Built in 2014, the property is equipped with **18 solar panels and an 11.04 kWh BYD home battery**. All living rooms and bedrooms have air conditioning. The home automation system controls, among other things, the lighting and electric screens. The property also features underfloor heating and radiators, and the electrical installation is compliant.

Outside, a spacious **south-west facing garden** awaits on the 1,056 m² plot. There is private parking for approx. 6 to 8 cars. P-score A and G-score A.

What truly sets this property apart is the freedom offered by its layout: spacious family living today, greater independence for growing children tomorrow, or comfortable ground-floor living later in life.

The possibilities become truly clear when you visit. Discover how this exceptional layout could work for your way of living.

FINANCIAL

Price: € 849.000,00

Available: Tbd with the owner

Liberal profession possible: No

BUILDING

Habitable surface: 200,00 m²

Fronts: 4

Construction year: 2014

State: Very good state

Number of floors: 3

Main area: 157 m²

Front width: 14,00 m

LOCATION

Environment: Free sight, countryside

School nearby: 1.000m

Shops nearby: 3.500m

Public transport nearby: 150m

Highway nearby: 5.000m

Train station nearby: 3.500m

Sport center nearby: 3.500m

Beach nearby: No

Mobiscore: 7,00

TERRAIN

Ground area: 1.057,00 m²

Type roof: Saddle roof
Orientation facade: North-east

COMFORT

Handicap friendly: Yes
Alarm: Yes
Parlophone: Yes
Videophone: Yes
Fireplace: Yes
Air conditioning: Yes
Domotica: Yes

ENERGY

EPC score: 70
EPC code: 20260901-0003945289-RES-1
EPC class: A
Isolation: Yes
Glazing type: High efficiency glass
Windows: Aluminium or pvc
Heating type: Gas
Solar panels: Photovoltaic

Garden: Yes (914,00 m²)
Orientation of the garden: South west
Orientation terrace: South east
Orientation terrace 1: South-west

LAYOUT

Entrance hall: 12,00 m²
Living room: 28,00 m²
Kitchen: 17,00 m², hyper equipped
Storage: Yes
Bureau: 8,00 m²
Nighthall: 7,00 m²
Bedroom 1: 15,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 13,00 m²
Dressings: 6,00 m²
Bathroom 1: 9,00 m²
Bathroom type: All comfort
Bathroom 2 : 8,00 m²
Toilets: 3
Terrace: 27,00 m²
Second terrace: 25,00 m²
Roof terrace: Yes
Attic: 58,00 m²

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Extension living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Yes
Water-sensitive open space area: No
Urban info: Yes
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Heritage Protected: No
Servitude: No

Management measures recorded in the register of
measures: No

PARKING

Garage: 1

Garage surface area: 37,00 m²

Parking cars: 8

Parkings outside: 6

Parkings inside: 2