

FOR SALE - VILLA

Fruithoflaan 43, 9120 Beveren

€ 679.000

Ref. 7780607



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 2

Availability: at the contract

Surf. Living: 294m²

Surf. Plot: 880m²

Surf. terrace: 25m²

Neighbourhood: residential
area

PEB/EPB: 154kwh/m²/j

DESCRIPTION

Located in a quiet and highly sought-after residential area of Vrasene, this beautifully maintained villa perfectly combines space, comfort and energy efficiency. Offering generous living areas, quality finishes and an excellent location, this property is the ideal home for those seeking peaceful living in a green and pleasant environment.

The spacious entrance hall welcomes you into the bright living room of approximately **50 m²**, where large windows provide an abundance of natural light and beautiful views of the sunny garden. The charming fireplace creates a warm and inviting atmosphere, while the fully equipped kitchen is perfectly suited to everyday family life.

With **four full-sized bedrooms**, a spacious bathroom featuring both a bathtub and a shower, a practical utility room, a cellar and a large attic, this villa offers all the space a family could wish for. The double integrated garage with automatic door completes the comfort.

The property is also exceptionally well equipped from a technical perspective. A **heat pump boiler, solar panels, a fully compliant electrical installation**, and an excellent **EPC rating B (154 kWh/m²/year)** ensure energy-efficient living and make this home ready for the future.

Outside, the beautifully maintained **southwest-facing garden** and sunny terrace provide the perfect place to relax and enjoy outdoor living in complete tranquillity. Thanks to its peaceful location, while remaining close to shops, schools, public transport and major access roads, this property offers the very best of both worlds.

A high-quality villa offering generous living spaces, modern energy-efficient technology and an excellent location with beautiful views over the surrounding meadows. Schedule your viewing today and discover everything this exceptional home has to offer.

FINANCIAL

Price: € 679.000,00

VAT applied: No

Available: At the contract

BUILDING

Habitable surface: 294,00 m²

Fronts: 4

Construction year: 1992

State: Very good state

Number of floors: 2

Main area: 165 m²

Front width: 11,50 m

Orientation facade: East

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Fireplace: Yes

LOCATION

Environment: Residential area

School nearby: 500m

Shops nearby: 500m

Public transport nearby: 500m

Highway nearby: 2.500m

Train station nearby: 3.500m

Sport center nearby: 1.000m

TERRAIN

Ground area: 880,00 m²

Garden: Yes (600,00 m²)

Orientation of the garden: South west

Orientation terrace: South east

Orientation terrace 1: South-west

LAYOUT

Entrance hall: 14,00 m²

Living room: 50,00 m²

Kitchen: 16,00 m², hyper equipped

Pool: No

ENERGY

EPC score: 154

EPC code: 3907893-RES-1

EPC class: B

Isolation: Yes

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

Solar panels: Photovoltaic

Bureau: 12,00 m²

Nighthall: 11,00 m²

Bedroom 1: 25,00 m²

Bedroom 2: 27,00 m²

Bedroom 3: 16,00 m²

Bedroom 4: 22,00 m²

Bathroom 1: 12,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 25,00 m²

Laundry: 6,00 m²

Cellar: 13,00 m²

Attic: 40,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Water-sensitive open space area: No

Urban info: Yes

G-score: A

P-score: A

Summons: No

Management measures recorded in the register of measures: No

PARKING

Garage: 2

Garage surface area: 37,00 m²