SPACIOUS FAMILY HOME WITH SOUTH-FACING GARDEN

Rue Hogenbos 83, 1082 Berchem-sainte-agathe

Reference: 4481 | House

€450.000 EPC G



394 m²	170 m²	3	2	265 m²	769 kWH/m²

This spacious family home, located on Hogenboschstraat, enjoys a pleasant and green setting: a peaceful haven in the city where you can fully appreciate space and nature. Rather than overlooking apartment buildings, the property offers views of the greenery in front. Shops, schools and public transport are also within easy walking or cycling distance.

With a total built area of approximately 170 m², arranged over several floors, and a plot of 394 m², this property offers generous living space and numerous possibilities.

The ground floor comprises a bright 34 m² living room. The new, modern and fully equipped 11 m² kitchen connects through sliding glass doors to a spacious 19 m² veranda, creating a pleasant transition to the south-facing terrace and green garden. This floor also includes an entrance hall, a utility room, a practical storage area and a separate toilet.

The first floor features two spacious bedrooms measuring 19 m² and 13 m², both benefiting from plenty of natural light.

The second floor includes a third bedroom of 12 m² and a bathroom fitted with a bathtub and washbasin. A skylight provides this space with ample natural light. The partially converted attic offers additional potential, including the possibility of creating a fourth bedroom or a separate home office.

The large south-facing garden is one of the property's main assets. The spacious terrace is perfect for outdoor dining and relaxation, while the green rear garden provides peace, privacy and numerous possibilities.

The combination of generous living space, a peaceful location, a large garden and further development potential makes this property particularly attractive. It is an ideal family home for anyone looking for space and the opportunity to personalise the property according to their own taste.

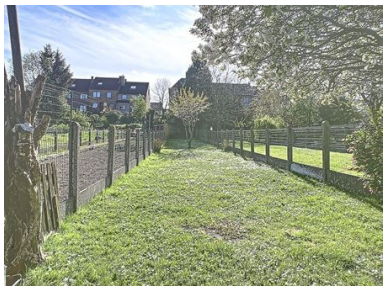
Book your viewing today and discover all the features and possibilities of this surprisingly spacious family home.

Pictures

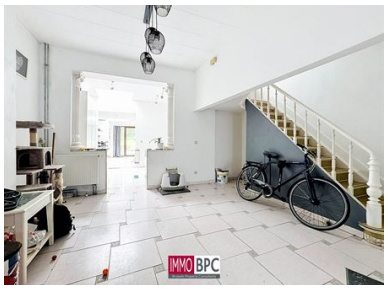
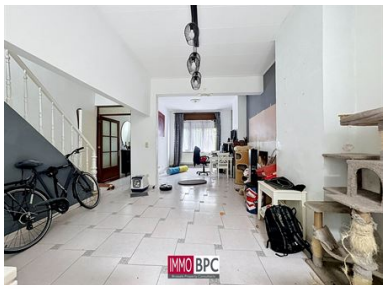


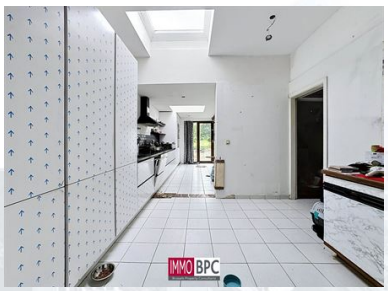








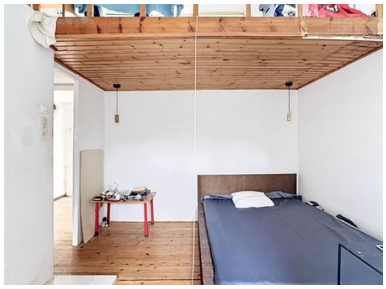













Details

Financial

Price	€450.000
Available	Onact
Cadastrall income (non-indexed)	€1.328,00

Building

Year built	1918
Year renovated	1980
Condition	Used
Habitable area	170 m²
Roof type	Concrete roof
Rear orientation	South West

Ground

Ground area	394 m²
Terrace	Yes, 47 m²
Garden	Yes, 265 m², South West

Interior

Ground

	4 m². Marlux
	34 m². Marlux
	11 m². Oven, Sink, Extractor, Sink, Gas hatch. Marlux
veranda	19 m². Marlux
	4 m². Shower, Storage cupboards, Washbasin. Marlux
	3 m². Washing machine connection, Dryer location. Marlux
	Marlux
Terrace	47 m². Marlux
	265 m².

First floor

	6 m².
	19 m². parquet
	13 m². parquet

Second floor

	8 m².
	12 m². parquet
	19 m². parquet
	4 m². Toilet, Shower, Washbasin. Marlux

Basement(-1)

	22 m².

Possibilité de loué un box de garage à 80€/mois - Mogelijkheid om een garagebox te huren aan 80€/maandexpertise

verstuurd

Energy

Heating	Individual Central heating on gas controle in 2010
Windows	Double glazing pvc
Electricity certification	Requested

Urban

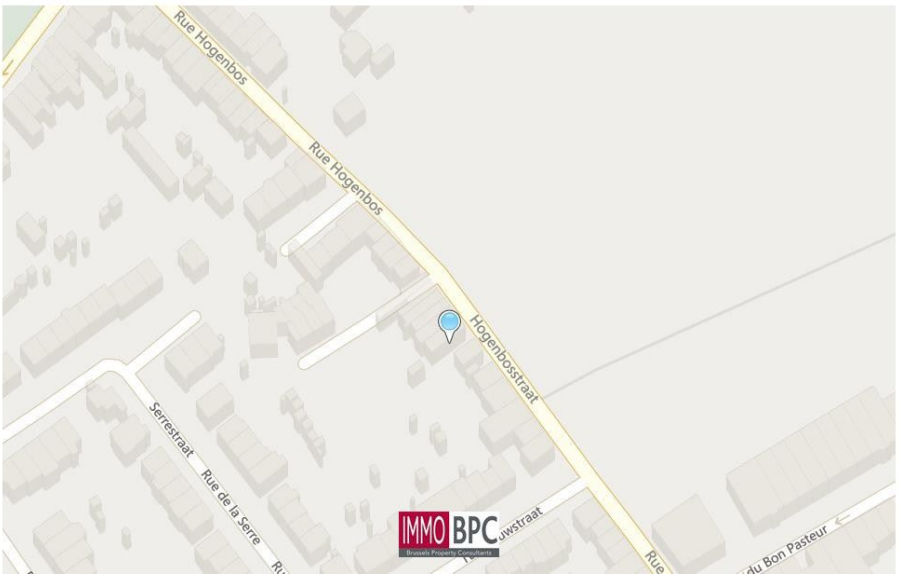
Destination	Requested
Summons	Not applicable
Preemptive Rights	No
Permit	Yes
Allotment permit	No

EPC

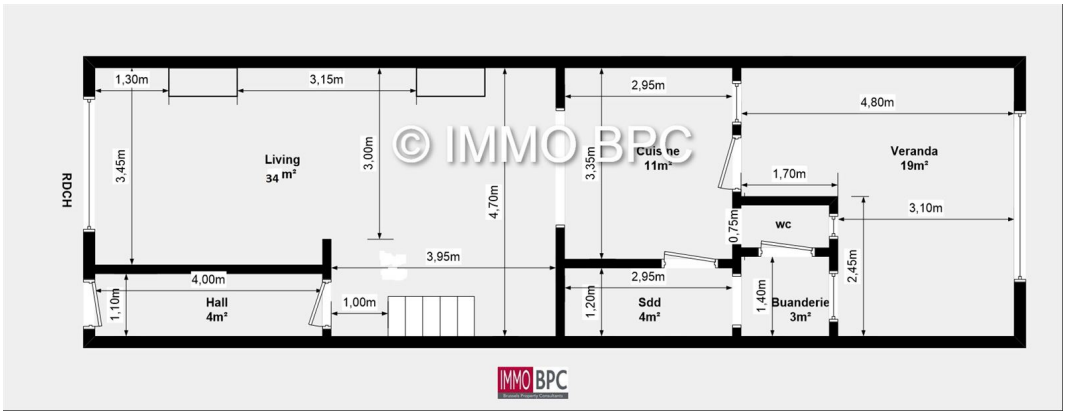
EPC	769 kWh/m²
EPC label	EPC G
EPC code	20220616-0000614958-01-0
CO2 emission	153 kg/(m².year)

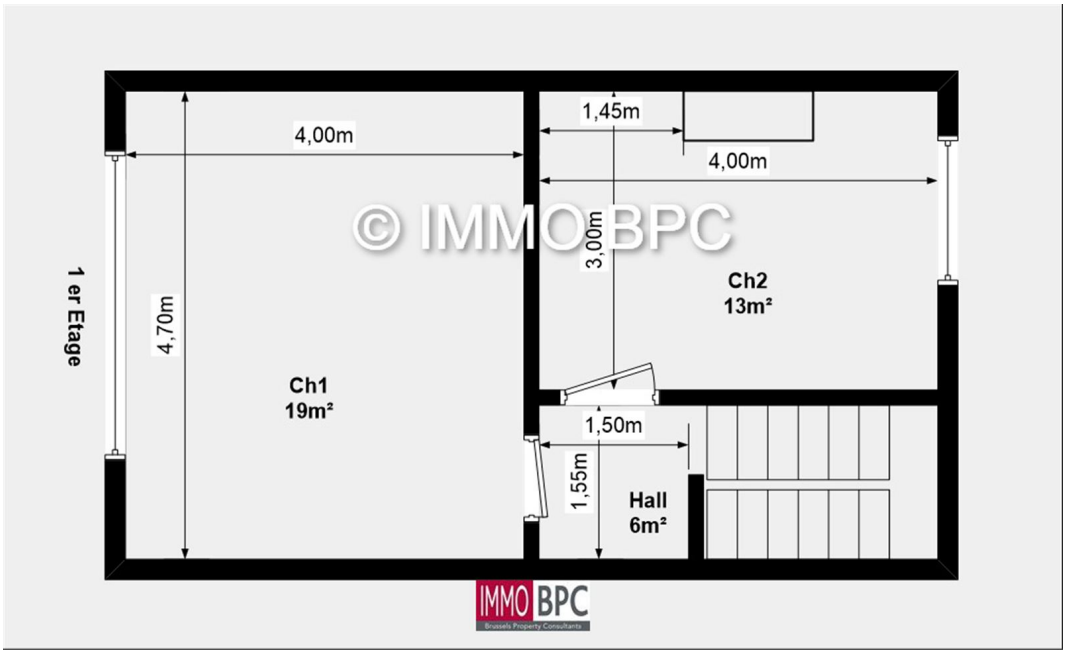
Location and surroundings

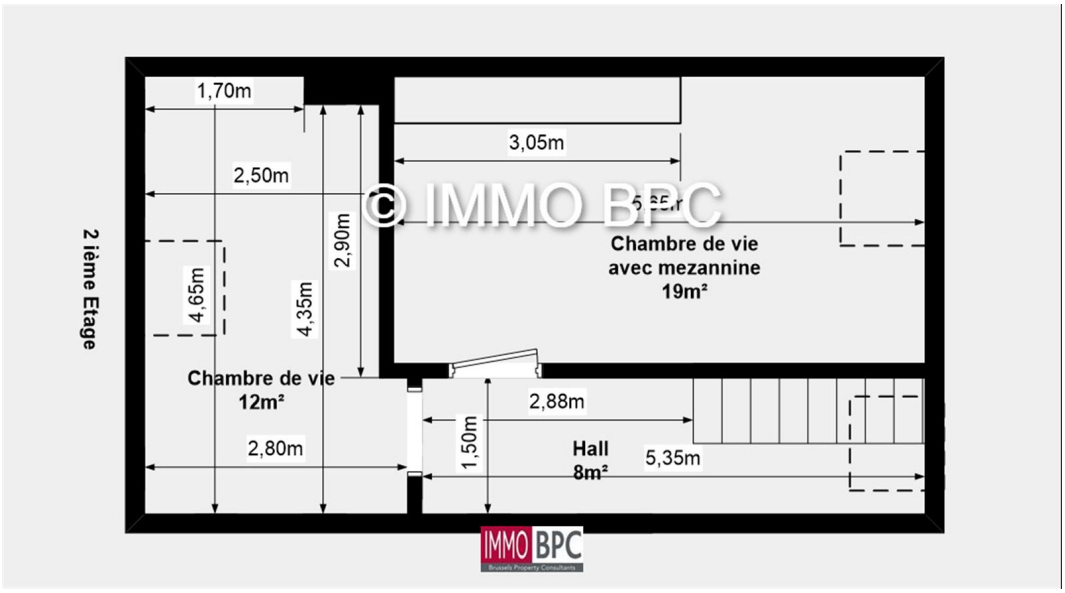
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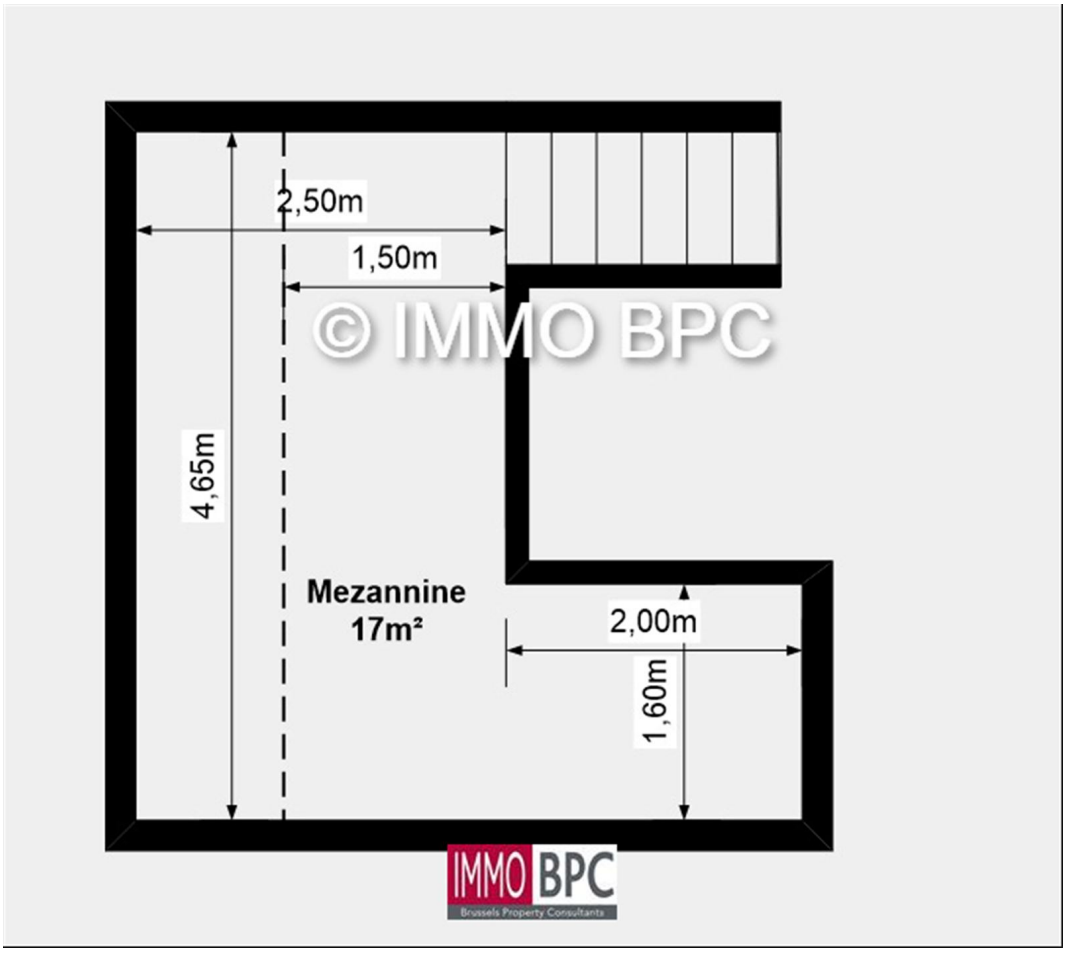


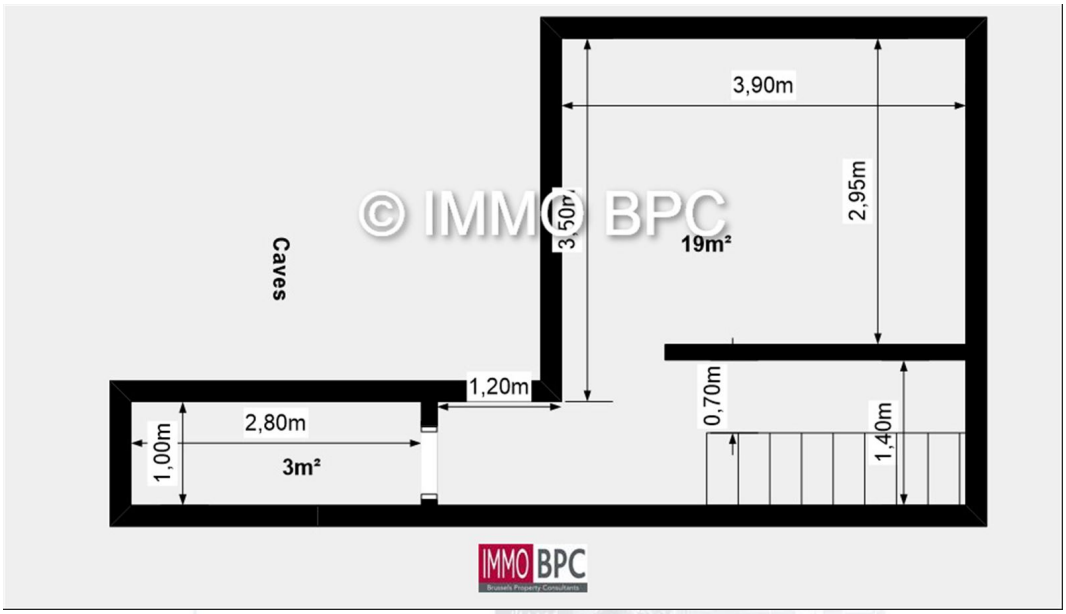
Floor plan(s)

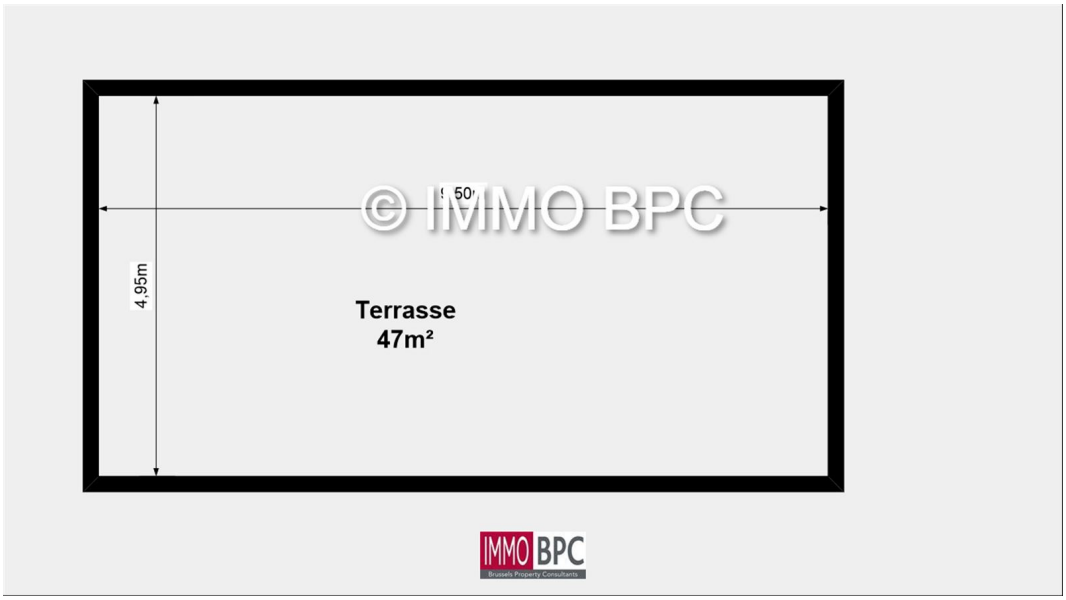



1 er Etage
4,00m
4,70m
Ch1
19m²
1,45m
4,00m
3,00m
Ch2
13m²
1,50m
1,55m
Hall
6m²
© IMMO BPC
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2 ième Etage
1,70m
2,50m
4,65m
2,90m
4,35m
Chambre de vie
12m²
2,80m
3,05m
Chambre de vie
avec mezannine
19m²
2,88m
1,50m
Hall
8m²
5,35m
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2,50m
1,50m
© IMMO BPC
4,65m
Mezannine
17m²
2,00m
1,60m
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3,90m
© IMMO BPC
2,95m
Caves
19m²
1,20m
0,70m
2,80m
1,00m
3m²
1,40m
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© IMMO BPC
4.95m
Terrasse
47m²

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