Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

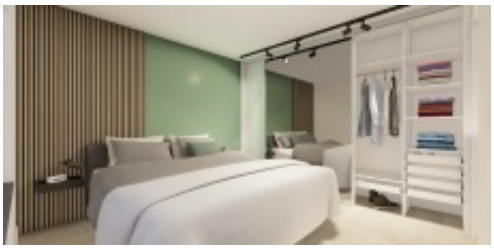
New built casco house on a prime location

€ 441.000

Stationstraat 74, 1831 Diegem

3 | 125 m² | 207 m²







This new semi-detached house with an integrated garage is situated in a quiet street and benefits from a south-west-facing garden with pleasant views. The property enjoys a convenient location, within easy reach of the village center and several major access roads.
IMPORTANT: the property is being sold strictly in its current condition, with the main structural construction, roof and external windows and doors already in place. The house is sold in a weatherproof and windproof shell condition, but all internal fitting-out and finishing works remain to be completed by the purchaser. All outstanding works are entirely at the purchasers expense. These works include, the technical installations, electrical system, heating, ventilation, plumbing and sanitary installations, plastering, floor finishes, kitchen, bathroom, internal doors and all other interior finishing works.
The existing structure provides an excellent starting point for creating a personalized living environment tailored to your own tastes, requirements and budget.
Layout as ed in the plans:
The ground floor comprises an entrance hall with space for a cloakroom and a separate guest toilet, an integrated garage, a spacious living and dining area with provision for an open-plan kitchen, and a practical storage room. Large windows provide a pleasant connection with the south-west-facing garden.
The first floor comprises a spacious master bedroom, two additional bedrooms, a bathroom and a separate toilet.
The attic offers further potential and could, subject to the chosen layout and compliance with the applicable regulations, be converted into one or more additional bedrooms, a hobby room or a spacious home office.
With the main structure completed and the roof and external windows and doors already installed, you have the opportunity to organize the remaining works yourself and create an interior that perfectly matches your preferences.
CONDITION OF SALE AND VISUALISATIONS
The property is sold exclusively in its current condition, as described above. All outstanding works, including technical installations and interior finishing, are entirely the purchasers responsibility and expense.
Any 3D renderings, visualizations and illustrations are provided for illustrative purposes only, to demonstrate a possible layout and the potential finished appearance of the property. They are non-contractual and do not constitute any guarantee or commitment regarding the actual execution, materials, layout or level of finish of the property.
The sale is subject to registration duties and VAT, in accordance with the applicable legal provisions.

Characteristics

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GENERAL

Address:	Stationstraat 74 1831 Diegem
Price:	€ 441.000
Ground area:	125 m²
Habitable surface:	207 m²
Facade width:	6 m
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	2025
Cadastral income:	€0

LAYOUT

Entrance Hall:	5.5 m²
:	2.88 m²
Toilet 1:	1.4 m²
:	2.31 m²
Storage:	3.7 m²
:	11.81 m²
Dining Room:	12.57 m²
Kitchen:	6.26 m²
:	3.6 m²
:	7.94 m²
Toilet 2:	1.26 m²
Bathroom 1:	5.42 m²
Bedroom 1:	13.05 m²
Bedroom 2:	13.12 m²
Bedroom 3:	8.88 m²
:	2.61 m²
:	42.42 m²
Garden:	48 m²

COMFORT

Heating:	Individual
Kitchen:	Not present
Glazing:	Double
Window frame:	Alu

ADDITIONAL INFORMATION

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