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

villa

€ 518.000

Rozenlaan 10, 2861 Onze-lieve-vrouw-waver

4 | 2059 m² | 191 m²







VILLA IN NEED OF RENOVATION ON A BEAUTIFUL LOT
In an exceptional prime location, surrounded by greenery and on a particularly quiet street, this spacious villa in need of renovation sits on a beautiful lot measuring no less than 2.059 m². This property offers a unique opportunity for those seeking a home with character, space, and enormous potential to renovate and furnish entirely to their own taste.
The home features a spacious living area with plenty of natural light, a separate kitchen with a dining area, and a pleasant veranda overlooking the beautiful garden. There are also four full-sized, spacious bedrooms, ideal for larger families or for those who want extra space for an office or hobby room. A major asset is the very large attic, which can currently be customized entirely to your liking and creates additional living space. The home also features a spacious garage and a small basement.
The beautiful garden surrounding the home provides an oasis of peace and privacy, while easy access to major thoroughfares ensures excellent connectivity.
Although the home requires a complete renovation, its sound structural foundation provides an excellent starting point for an ambitious renovation project. Furthermore, the lot offers opportunities to expand the home further, subject to applicable zoning regulations.
From a technical standpoint, you should be aware of the asbestos-containing roof, the lack of central heating, some single-pane windows, and the need to modernize the entire home.
Are you looking for a villa with an exceptional location, plenty of space, and endless possibilities to create your dream home? Then this property is definitely worth a visit.

Characteristics

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GENERAL

Address:	Rozenlaan 10 2861 Onze-lieve-vrouw-waver
Price:	€ 518.000
Ground area:	2059 m²
Habitable surface:	191 m²
Plot width:	26 m
Number of bedrooms:	4
Number of bathrooms:	1
Number of garages:	1
Construction year:	1966
Cadastral income:	€1065

LAYOUT

Entrance Hall:	11.38 m²
Living:	34.26 m²
Office:	14.49 m²
:	2.4 m²
Kitchen:	9.36 m²
Bathroom 1:	3 m²
Veranda:	26.95 m²
Night Hall:	10 m²
Bedroom 1:	12.4 m²
Bedroom 2:	17.78 m²
Bedroom 3:	20.2 m²
Bedroom 4:	12.7 m²
Basement:	14.61 m²
Garage:	28.48 m²
Garage:	15 m²

COMFORT

Heating:	Individual
Kitchen:	Not communicated
Glazing:	Single and Double
Window frame:	Wood

EPC

EPC:	787 kWh/m²
EPC level:	F
EPC unique code:	3887609

ADDITIONAL INFORMATION

Urban planning destination:	Residential area with rural character
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	Yes
Subdivision permit:	Requested
Flood-sensitive area:	Not located in a flood-prone area