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

Spacious family home with character and beautiful garden!

€ 568.000

Grimbergsesteenweg 176, 1980 Zemst

4 | 790 m² | 241 m²







Surprising family home with character, space, 4 bedrooms and beautiful garden
Be pleasantly surprised by this charming home where authenticity goes hand in hand with a thoughtful, modern extension. Here you live in a warm, characterful environment with all contemporary comfort and a beautiful connection with the outside.
The bright extension forms the heart of the house: a fully equipped kitchen with a cozy dining area overlooking the beautiful green garden. Adjacent is a practical storage/laundry room, ideal for daily comfort.
The dining area connects seamlessly with the cozy and comfortable living room, where it is lovely to stay.
Furthermore, the ground floor has a guest toilet with an adjoining extra room that currently serves as storage, but could be perfectly converted into an additional sanitary space.
On the second floor there are three full bedrooms and a bathroom. The furnished attic offers another additional bedroom — ideal for large families, a home office or hobby room.
The property is structurally sound and just requires some fine finishing touches, allowing you to personalize it completely to your own taste.
Outside you enjoy a beautiful garden of 534 m², a real oasis of peace and greenery. The modern lounge of 16 m² is the perfect place to relax and enjoy long summer evenings. The driveway can accommodate three cars.
Located in a convenient location, close to the village center of Eppegem and with easy access to the approach roads and stores of Zemst.
An ideal home for those looking for space, charm and potential in a prime location.

Characteristics

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GENERAL

Address:	Grimbergsesteenweg 176 1980 Zemst
Price:	€ 568.000
Ground area:	790 m²
Habitable surface:	241 m²
Facade width:	6.3 m
Number of bedrooms:	4
Number of bathrooms:	2
Construction year:	1937
Renovation year:	2005
Cadastral income:	€663

LAYOUT

Entrance Hall:	13.44 m²
Living:	33.87 m²
Kitchen:	32.13 m²
Washing Space:	5.31 m²
Bathroom 1:	3.38 m²
Toilet 1:	0.97 m²
Storage:	1.5 m²
Night Hall:	6.56 m²
Bedroom 1:	16.2 m²
Bedroom 2:	13.74 m²
Bedroom 3:	9.02 m²
Bathroom 2:	13.13 m²
:	6.56 m²
Bedroom 4:	16.2 m²
Bedroom 5:	23.37 m²

COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Pvc and Alu

EPC

EPC:	345 kWh/m²
EPC level:	D
EPC unique code:	3855443

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:	No
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area