

FOR SALE

LOCATION

**Patrijzenlaan 36  
1910 Kampenhout**

ASKING PRICE

€ **850.000**

BUILDING

**Villa**

  
House

 5

 2

 4

 319 m<sup>2</sup>

 1993

 South West

BUILDING ID  
**840240**

## DESCRIPTION

Space, light and beautiful garden in Ter Bronnen!

Do you love space and a beautiful garden? Then you have come to the right place!

**THE GARDEN:** South-west oriented, which is the best orientation because you can also enjoy the sun until late in the evening; a beautiful lawn with sprinklers, a few beautiful flower beds but without too much maintenance, a few large beech trees that provide cooling and a magnificent green view, fully enclosed by hedges with fencing, and a handy garden shed at the back to store all garden stuff.

In front, the plot is closed with an automatic gate and hedges, you drive directly into your garage which guarantees absolute privacy.

**THE PROPERTY:** space, light and a practical layout characterize this villa!

**LAYOUT:**

**GROUND FLOOR:**

With a lovely view of the garden, the places where you spend most of your time every day are the huge kitchen and the impressive living space. They are bathed in light and give so much peace by overlooking the greenery. Room enough for a long dining table, cozy sitting area with armchairs and comfortable sofas around the lovely and soothing fireplace, and there is even room for a grand piano, reading corner or other relaxing spot.

Centrally located is a practical storage room with laundry area, access to the cellar (compact, dry and ideal for storing wine), side exit to the garden and access to the spacious garage for 2 cars and bicycles/mower, as well as the cool storage room for extra storage.

To the side of the house are also the front door, entrance hall with checkroom, guest toilet and a spacious office 5<sup>th</sup> bedroom.

**FLOOR:**

A small night hall connects 4 large bedrooms, a bathroom and a toilet. At the front are 2 identical bedrooms above the garage. In the middle is a bathroom with tub, sink and room for a shower, and a very spacious room with an en suite dressing room with access to the attic; this dressing room could also be arranged as a 3<sup>rd</sup> bathroom. To the rear is almost a private apartment: a private hall gives access to a spacious dressing room full of fitted wardrobes, a huge bedroom with magnificent views of the garden, and an en suite bathroom with shower, bathtub, double sink and toilet.

**STATE:** In itself the house is in neat order, but obviously some things could be adapted to a more contemporary style. See attached digital impressions as examples.

**TECHNICAL:** year of construction 1993, double glazed pvc and performance oil heating boiler of 1993, garage doors of 2019, new floor covering floor, EPC C almost B which is very good for a single house, in the long term this can certainly be made A but this is not urgent, glvl automatic shutters, floor manual shutters, water filter,

**LOCATION:** in the attractive and quiet residential area of Ter Bronnen, quite rural yet conveniently close to Delhaize, schools, Nature Reserves, Golf Club, Zaventem airport, slip roads to E40 and E19 on the Brussels ring road, etc.

Would you like to discover this property? Then make your appointment directly in m'n agenda by clicking on **MAKE YOUR AGREEMENT ONLINE**, or call on **0477 60 21 99**.

## CHARACTERISTICS

### INTERIOR

Fireplace, Automatic rolling shutters, Cellar, Manual rolling shutters, Dressing, Dishwasher

<b>Year of construction</b>	1993
<b>Availability</b>	Immediate
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	2
<b>Number of toilets</b>	3
<b>Liveable surface</b>	319 m <sup>2</sup>
<b>Plot surface</b>	1684 m <sup>2</sup>

### LAYOUT

### EXTERIOR

Garden shed, Bicycle storage, Full fence, Automatic Gate, Garage, Terrace, Garden, Automatic garage doors, Parking - outside, Parking - inside

<b>Electrical inspection</b>	Yes, not-conform
<b>Heating type</b>	Individual
<b>Roof</b>	Concrete roof
<b>Glazing</b>	Double
<b>Glazing (frame)</b>	pvc
<b>Floors</b>	1
<b>Plot width</b>	19 m
<b>Plot depth</b>	66 m
<b>Facade width</b>	13 m
<b>Number of parking facilities</b>	4
<b>Architecture</b>	Timeless
<b>Styles</b>	Timeless
<b>EPC</b>	211 (kWh/m <sup>2</sup> )
<b>Registration rights</b>	€25.500

### OBLIGATION TO PROVIDE INFORMATION

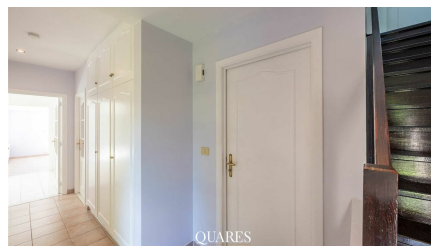
<b>Unique EPC code</b>	20211125-0002498688-RES-1
<b>Urbanistic intended use</b>	/
<b>Building permit</b>	Yes
<b>Allotment permit</b>	Yes
<b>Summons for town planning violation</b>	Not applicable
<b>Pre-emption right</b>	No
<b>Floor area</b>	No

## FINANCIAL MATTERS

---

<b>Asking price</b>	€ 850.000
<b>Registration rights</b>	€ 25.500
<b>Type of registration rights</b>	3% (standaard tarief)
<b>Notary fees</b>	€ 2791
<b>Cadastral income</b>	2702

## PHOTOS



## MAKE APPOINTMENT



### Tinne Schotsmans

T +32 15 33 19 19

M [tinne.schotsmans@quares.be](mailto:tinne.schotsmans@quares.be)

### Mechelen

Korenmarkt 8  
B - 2800 Mechelen

T 015 33 19 19

### Opening hours

<b>Monday</b>	09h00 – 12h30 and by appointment
<b>Tuesday</b>	09h00 – 12h30 and by appointment
<b>Wednesday</b>	09h00 – 12h30 and by appointment
<b>Thursday</b>	09h00 – 12h30 and by appointment
<b>Friday</b>	09h00 – 12h30 and by appointment
<b>Saturday</b>	Only by appointment.