

## For sale - Villa

**€ 1.495.000****Oudenaaksestraat 11 BA, 1670  
Borinage****Ref. 6356368** 

Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 3  
Availability: at the contract

Surf. Living: 271m<sup>2</sup>  
Surf. Plot: 2874m<sup>2</sup>  
Surf. terrace: 35m<sup>2</sup>  
Neighbourhood: Free sight

Glazing type: thermic and  
acoustic isol.

# Description

Discover this unique, fully glass-designed villa with a living area of no less than *350 m²*, perfect for those who love light, space, and modern design. Located in a *very quiet cul-de-sac*, this home offers ultimate privacy and stunning open views of the surrounding nature.

## Layout:

### Ground Floor:

A spacious *garage for 3 cars* with additional storage space for bicycles, motorcycles, or other necessities. Additionally, there is a *cloakroom*, *storage room*, and a large *office space* or practice area with an adjoining *WC*, perfect for professional activities.

### First Floor:

A generous *living room* and modern *kitchen* come together to create a bright and open living space. Furthermore, the property includes a *laundry room*, *extra WC*, *master bedroom* with *en-suite bathroom* and *dressing room*, and two spacious bedrooms with the option for a private shower room.

### Outdoor Space:

The villa features a *large garden* with a permitted swimming pool (yet to be built). A professional garden architecture plan is available, allowing you to customize the outdoor area to your own wishes.

This villa offers a rare opportunity to *live in and with nature*, combining a contemporary style and serene setting. Contact us today for more information or to schedule a visit!

The sale is subject to VAT regulations.

## Financial

Price: € 1.495.000,00  
VAT applied: Yes  
Available: At the contract  
Servitude: No

## Building

Habitable surface: 271,00 m²  
Fronts: 4  
Construction year: 2023  
State: New  
Front width: 9,00 m  
Type roof: Flat roof  
Orientation rear: South  
Orientation facade: South

## Comfort

Furnished: No  
Elevator: No  
Pool: No

## Location

Environment: Free sight, countryside

## Terrain

Ground area: 2.874,00 m²  
Garden: Yes  
Orientation terrace 1: East

## Layout

Living room: 80,00 m²  
Kitchen: Yes, US hyper equipped  
Bureau: Yes  
Bedroom 1: 17,00 m²  
Bedroom 2: 17,00 m²  
Bedroom 3: 27,00 m²  
Bedroom 4: 32,00 m²  
Bathroom type: Shower and bath tub  
Toilets: 2  
Terrace: 35,00 m²  
Laundry: Yes  
Cellar: Yes

## Energy

Glazing type: Thermic and acoustic isol.

Windows: Aluminium

Heating type: Floor heating

Water tank: Yes

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: No

Right of pre-emption: No

Intimation: Not disclosed

Summons: No

## Parking

Garage: 3

Parkings outside: 3

Parkings inside: 3