



€ 1.150.000 | GRAVEN | REF. 5947021



LIVING SURFACE

282 m²



LAND SURFACE

1200 m²



BEDROOMS

6



BATHROOMS

3



GARAGES

2

Greze Doiceau, magnificent villa with swimming pool

 **1390**
Graven

In Greze Doiceau, just a stone's throw from the Golf du Bercuit, is a magnificent villa of approximately 282 square meters with a garden of about 673 square meters, ideally oriented to the East. Located just behind the charming Saint Pierre church in a green setting, it is composed as follows: on the ground floor, an entrance hall with closets, a living and dining room with a new cassette fireplace, a fully equipped kitchen from 2022 with a central island, a laundry room, and a garage for two cars. On the upper floors, there are 5 bedrooms of approximately 17, 15, 13, 12, and 12 square meters, two bathrooms, and a separate studio with a large bedroom of about 19 square meters, a hall, and a bathroom of 5.1 square meters. Also included: a superb heated swimming pool with a heat pump and a 25-year warranty on the Canadian wood pool house, a fish pond, a sun tent, a shelter for bicycles and trash cans, an electric car charging point, a gas boiler, compliant electricity, recent construction, and renovations from 2023. Energy Performance Certificate (PEB) rating: B

Characteristics


GENERAL

Type	house
Price	€ 1.150.000
Land surface	1200 m ²
Bathrooms	3
Parkings (indoor)	2
Floors	2
Construction year	2006
Garden surface	673 m ²
Kitchen (type)	hyper equipped
Office area	19 m ²
Laundry room	✓
Neighborhood	woods
Double glass	✓

City	Graven
Living surface	282 m ²
Bedrooms	6
Garages	2
Parkings	4
Available	vanaf akte
State	very good state
Facades	4
Office	✓
Toilets	4
Heating (type)	underfloor heating partially
Heating	gas (centr. heat.)
Neighborhood	quiet
PEB	136 kW/m ²
PEB category	B

MANDATORY INFO

Building permit	License issued
Urban destination	living zone
Subdivision permit	No sales permit

Summons and recovery claim	No judicial remedial measure or administrative measure imposed
Pre-emption right	Not announced
 Flood prone area	not located in flood area

FINANCIAL

Property tax	1938 €
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