



HOUSE FOR SALE
KAMPENHOUT

Elegance at Home



PROPRIÉTÉ PRIVÉE
IMMOBILIER RÉSIDENTIEL

ADRESSE

Bergstraat, 140
1910 Kampenhout

PRICES

795.000 €



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Rare in its quality, this superb villa in Kampenhout strikes the perfect balance between character, elegance and contemporary comfort. Beautifully renovated, it offers generous living spaces, abundant natural light and a thoughtful layout, creating a home that feels both harmonious and welcoming. Set in a sought-after residential neighbourhood, the property offers approximately 200 m² of living space on an attractive 800 m² plot with a south-west-facing orientation. Bathed in natural light, the villa stands out for its generous proportions and warm atmosphere. The living spaces provide the perfect setting for entertaining and enjoying everyday life. The lounge, enhanced by an open fireplace, invites you to cosy winter evenings, while the dining area flows naturally onto a beautiful sun-drenched terrace and into the garden, promising wonderful ...



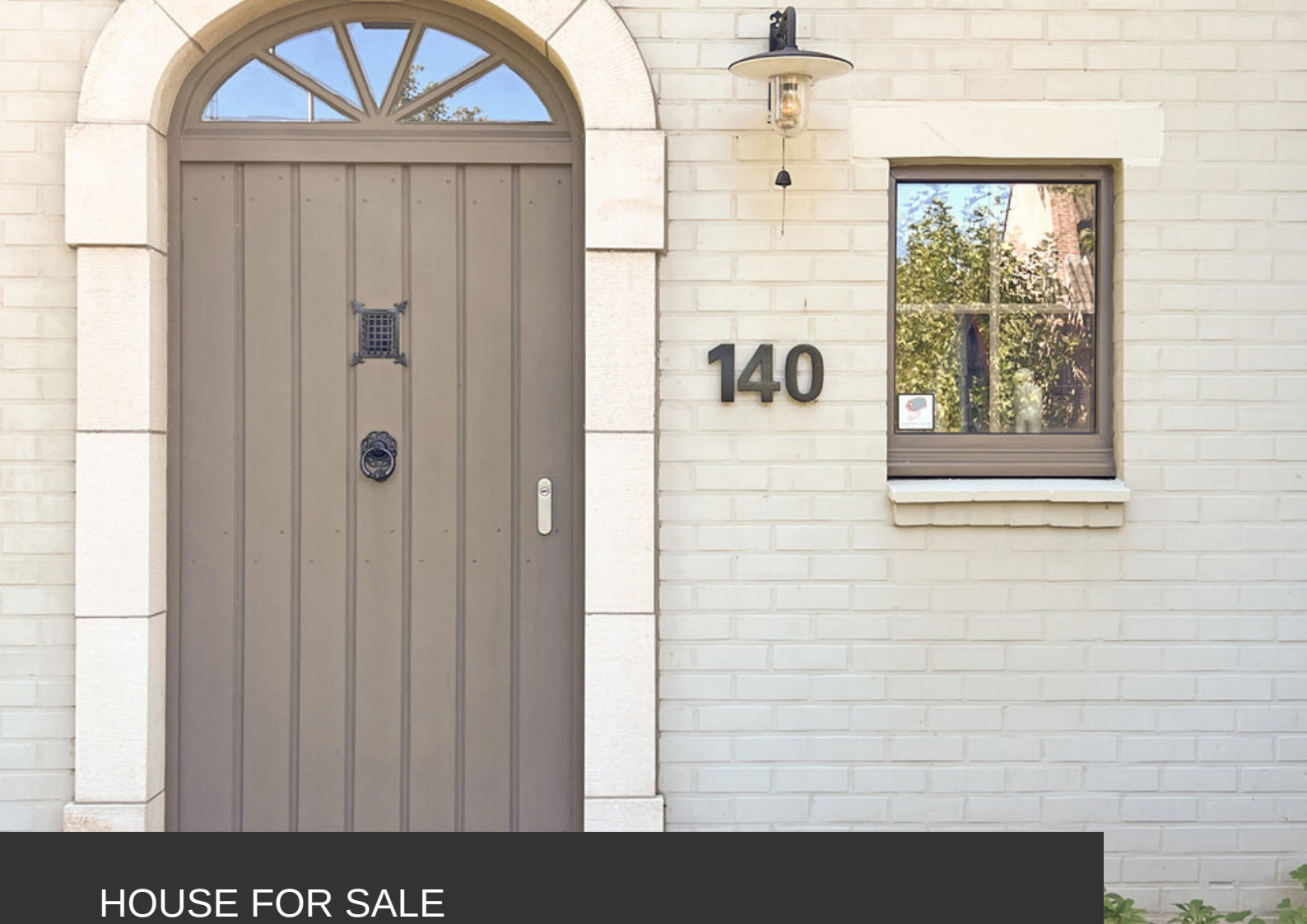
eau office

Clos des Chêneaux 18A 1390
Grez-Doiceau
+32 10 816 800

office

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1310 La Hulpe
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<https://www.propriete-privee.be> - info@propriete-privee.be



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moments throughout the warmer months. Upstairs, four lovely bedrooms include a spacious master suite with its own private bathroom. A second shower room completes the layout, ensuring excellent everyday comfort. A laundry room, garage, storage attic, carport and garden shed further enhance the property's many practical features. Renovated in 2023, the villa also boasts an excellent EPC rating of B, assessed prior to the renovation works, highlighting its particularly appealing energy performance. Character, natural light, generous spaces and exceptional comfort... all in a highly regarded residential location. A villa that immediately feels like home, where you can already picture long summer evenings on the terrace and cosy winter Sundays by the fire. A home that has it all, offering not just a place to live, but a wonderful place to ...



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Land surface	830 m ²
Living space	200 m ²
Year of construction	1975
Year of renovation	2023
Number of bedrooms	4
Surface area bedroom 1	25 m ²
Surface area bedroom 2	12 m ²
Surface area bedroom 3	17 m ²
Surface area bedroom 4	15 m ²
Number of bathrooms	2
Number of toilets	2



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Workspace	yes
Open fire	yes
Attic	yes
Garage	yes
Solar panels	yes
Net cadastral income	1.978 €
EPB	
EPB - Unique code	20190508-0002155344
EPB - E Spec	192 kWh/m².an
EPB - E total	50.868 kWh/an
Availability	1



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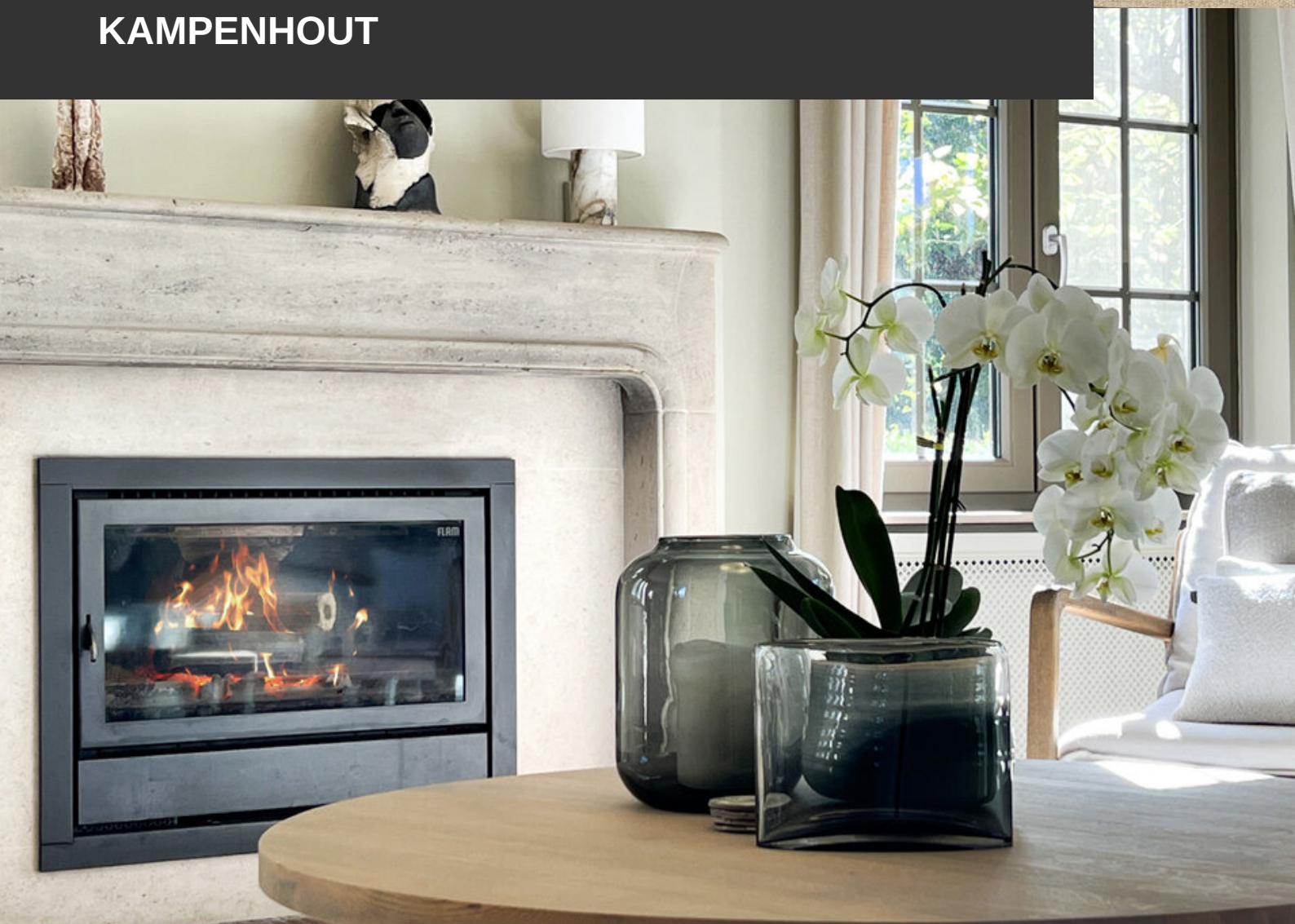


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