



# Quietly and centrally located energy-efficient pastoral-style home

*Dennebosstraat 27, 3590 Diepenbeek*

# Quietly and centrally located energy-efficient pastoral-style home

*Characteristic open construction using sustainable techniques combined with a high level of equipment. Other features include a fully fenced and highly equipped plot, exceptional living space, large living kitchen, 2 bathrooms, six bedrooms and the possibility of pursuing a liberal profession on the ground floor.*

## Layout

Through the central entrance hall with cloakroom there is access to the separate office and the through lounge including gas fireplace, semi-open living kitchen, intermediate hall with guest toilet and exterior door, linen room/bathroom 1. The fully enclosed and landscaped outdoor area has a remote controlled wicket door and sliding gate, several open car parks, carport, pastoral-style outbuilding with covered lounge and workshop, paving and a lawn.

The first floor comprises a night hall, large bathroom, four full-size bedrooms including 1 master bedroom with walk-in dressing room en suite.

The second level is divided with a landing, bedroom 5 and a sixth bedroom cum multipurpose room.

The entire property also has a basement with a pleasant clear height of 2.4 m (possible to convert).

## Finish

The bespoke kitchen is fitted with low and high cabinets with work surfaces and dining area in natural stone (granite grading), A-brand appliances, large sink with verlek, 90 cm induction hob and matching extractor hood, dishwasher, oven, microwave and an American fridge.

The first bathroom has a fixed washbasin and a walk-in shower. The 2nd bathroom is installed with a vanity unit, freestanding bathtub, walk-in shower and a 2nd toilet.

The house further features photovoltaic panels with a total surface area of 76 m<sup>2</sup> and 14,820 Watt peak, ventilation D system, air conditioning, home automation, alarm, smoke and fire detection, fixed built-in cupboards and bespoke furniture, videophone and façade lighting.







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# Facts & Figures

## Address Details

**address** Dennebosstraat 27  
3590 Diepenbeek

## Financial information

**price excl. cost** € 689.000  
**registration fees apply** yes  
**cadastral income** € 1.409

## Technical information

<b>year of construction</b>	2015	<b>bedrooms</b>	6
<b>plot size</b>	468 m <sup>2</sup>	<b>bathrooms</b>	2
<b>habitable living space</b>	388 m <sup>2</sup>	<b>carport</b>	yes
<b>patio orientation</b>	south east	<b>parking spaces</b>	3
<b>garden orientation</b>	south west	<b>epc</b>	64 kwh/m <sup>2</sup>

**extra** videophone, alarm system, fire detection, airconditioning system, garden shed, domotics system, cellar, underground rainwater tank

**g-score** a

**p-score** a

**o-level** not located in flood area

**worg** no