

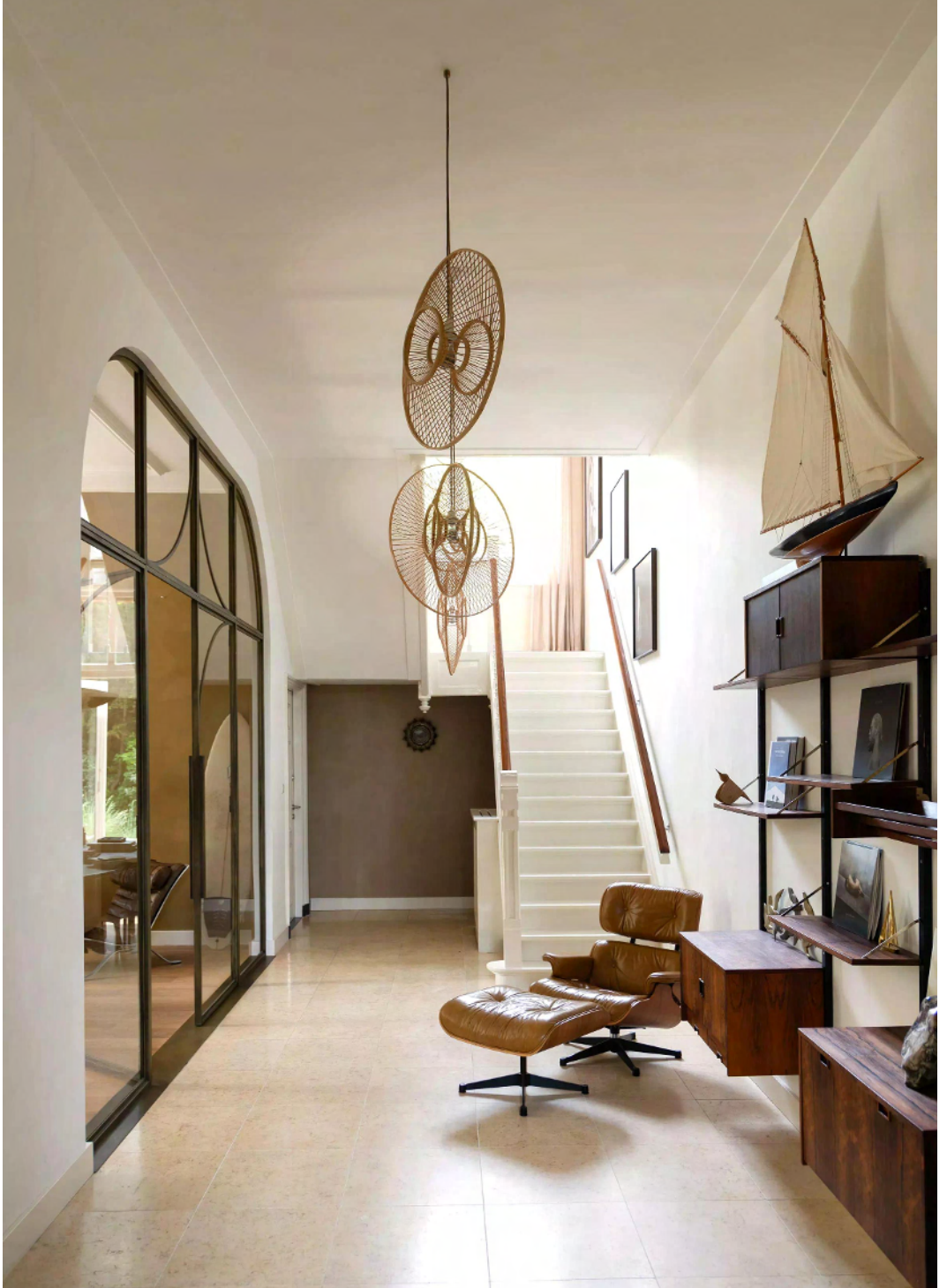


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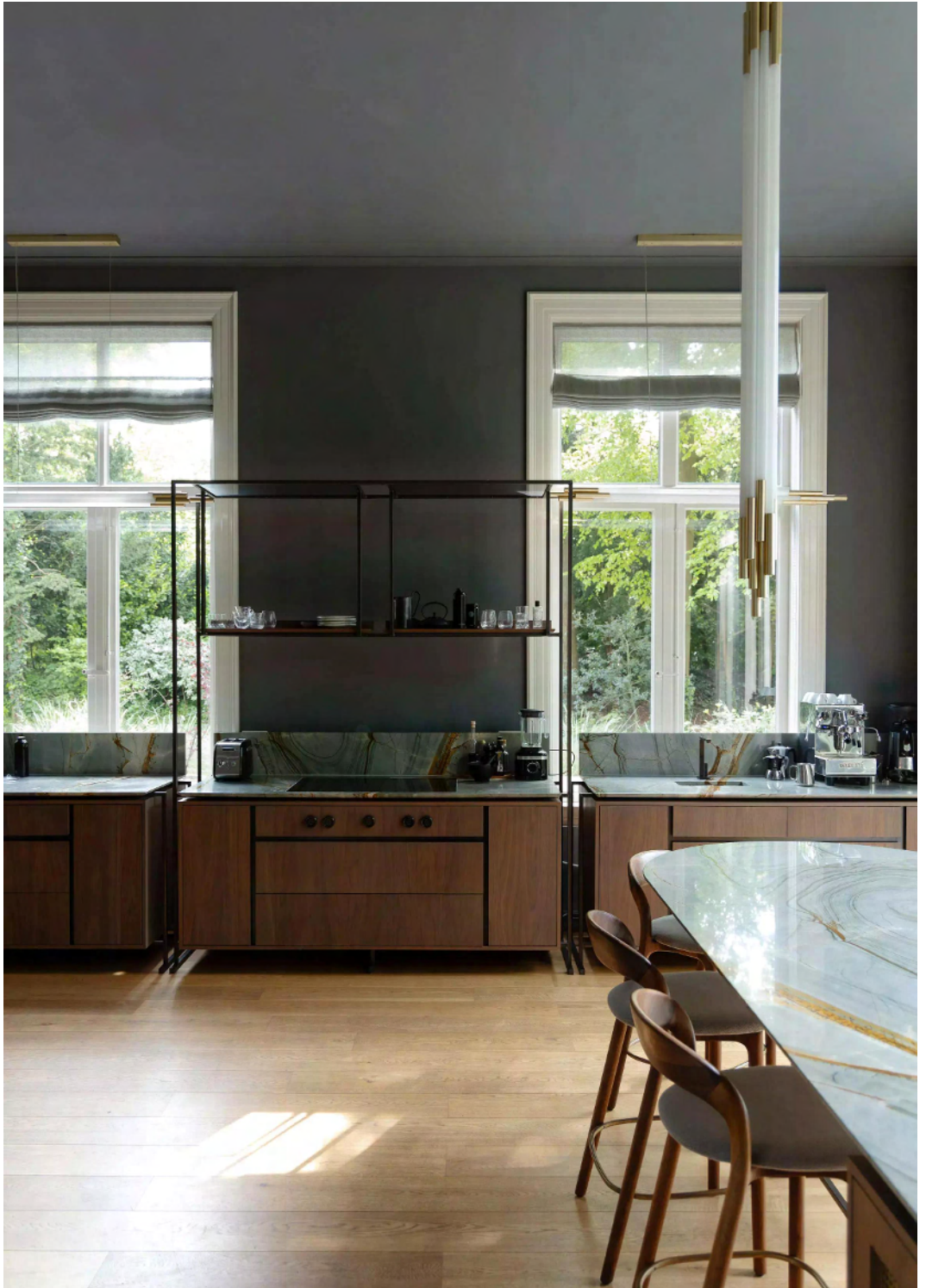




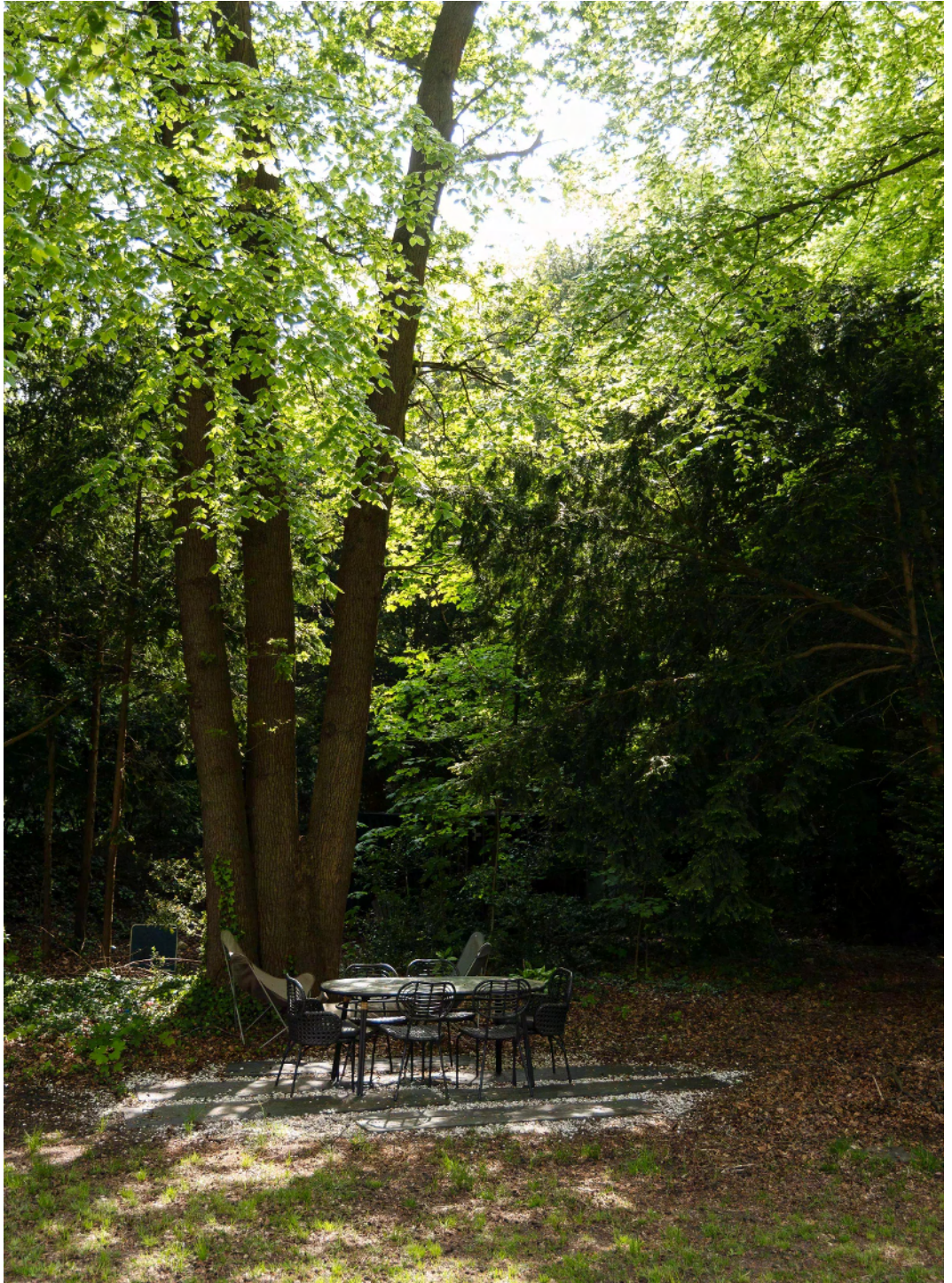












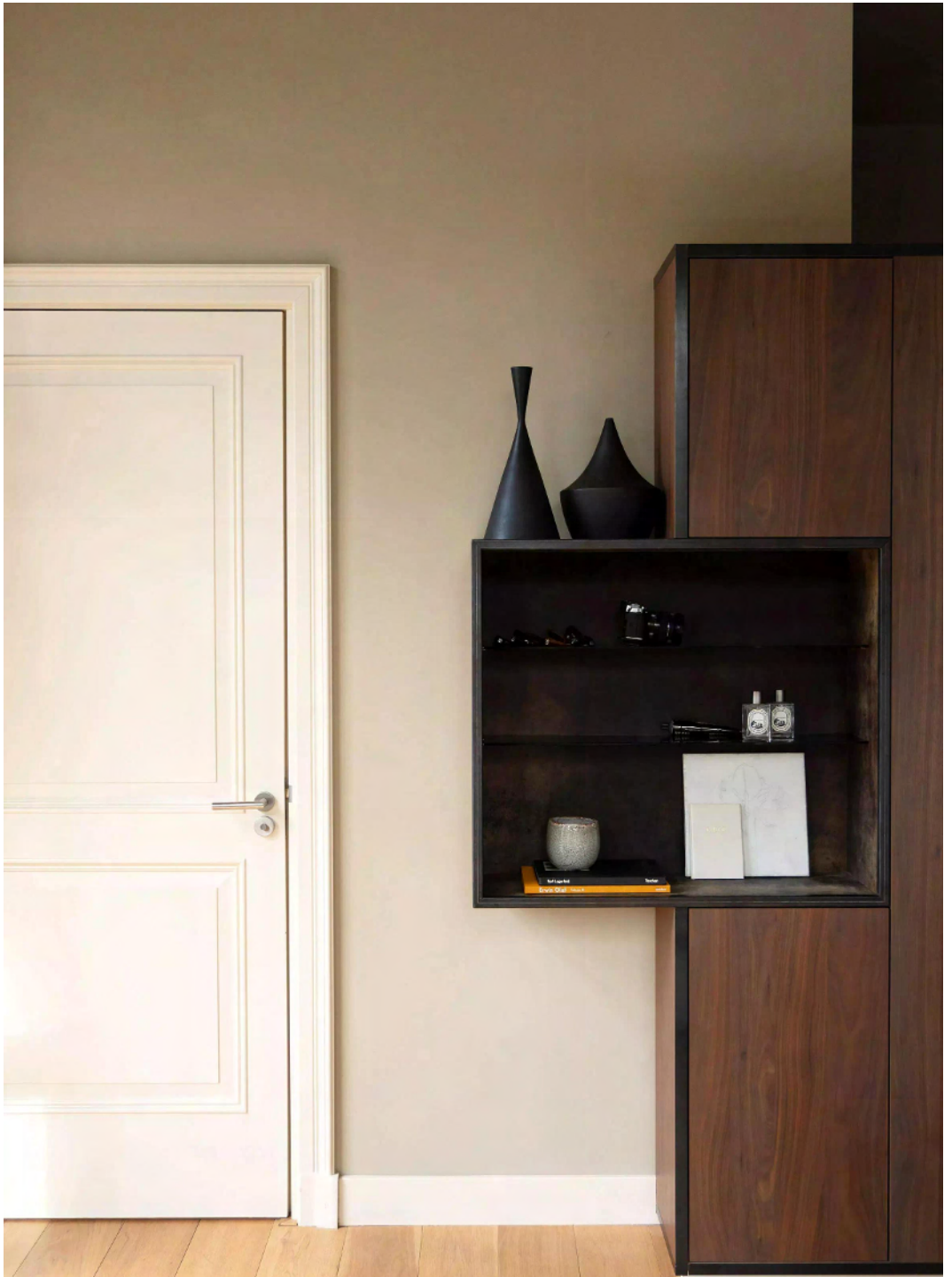














AERDENHOUT

NICOLAAS BEETSLAAN

Size	353 m ² on a 1881 m ² lot
Rooms	8 rooms 5 Bedroom
Starting price	2.750.000 EUR
Monthly fee	85 EUR
Construction year	1899

Stylishly Renovated Designer Villa, with unique customised elements, accessed via a private driveway through a lush garden.

THE VILLA

This enchanting corner villa combines timeless elegance with contemporary luxury. The house is bathed in abundant natural light thanks to the 4 meter high ornamental ceilings and large windows and is surrounded by a beautiful wooded garden.

Aesthetic comfort and practical functionality come together here, making this home a delight for every type of occupant. With eight spacious rooms, including five (bedrooms), it is ideal for large families and also perfect for representative business use.

The current owner, an experienced interior designer, has incorporated his craftsmanship and attention to detail into every corner of the house while maintaining its authentic character. A natural flow between the rooms can be felt, bringing both beauty and convenience to full effect.

LAYOUT

Ground floor - entrance with double doors, cloakroom with a glass arched door leading to the spacious reception hall giving access to the living room and dining room. The hall is opened by imposing glass brass pivot doors that form a beautiful ensemble with an ornamental ceiling. The dining room (33m²) has double doors with access to the south-west-facing terrace and is equipped with a classic, natural stone fireplace with beautiful wrought ironwork. This room could also serve perfectly as an office or reception room.

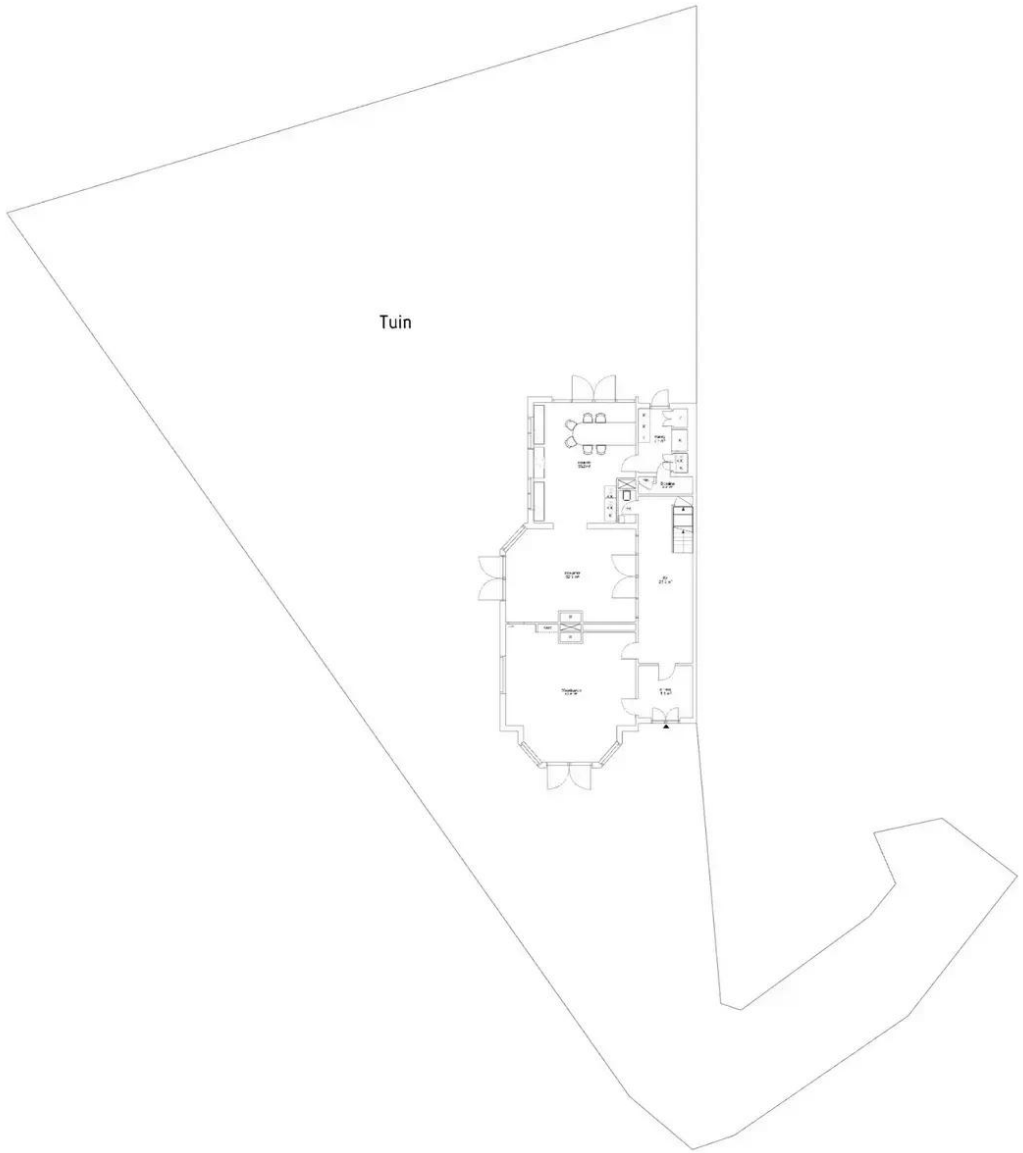
The bespoke kitchen (33m²) at the rear is of an unparalleled design, in walnut and natural stone which is also reflected in the bar that seats 6 people. Thanks to the open windows and corner location, one experiences the seasons of nature with optimal privacy. Together with the adjacent well-equipped pantry with an additional fridge and freezer, it is ideal for hosting guests and parties.

The living room (44 m²) at the front is accessed via the parterre, hallway, and dining room. With its spacious bay window with French doors opening onto the south-east-facing terrace, it enjoys abundant natural light. Equipped with a stylish fireplace framed by a travertine fireplace. The wide staircase with platform and arched windows leads to the two upper floors.

First floor- Master at the rear (29m²) adjacent to a roof terrace (36m²). Equipped with illuminated built-in closet space of the size of a walk-in closet. Ensuite bathroom fitted with a washbasin, walk-in shower, and WC. At the front is the atelier (35m²) with French doors to a spacious balcony facing southeast. Separate bathroom accessible via the hallway and adjacent to a balcony, fitted with a freestanding bath, cabinet with double washbasin, walk-in shower, and a WC.

Second floor- Three bedrooms of approx. 19m², 25m², and 12m², fitted with additional side windows and Velux skylights. Bathroom with a shower, washbasin, and WC. Laundry room with a washing machine and dryer. The ridge floor has a considerable height of over 4m, giving all rooms a large volume and also charming due to the exposed rafters.

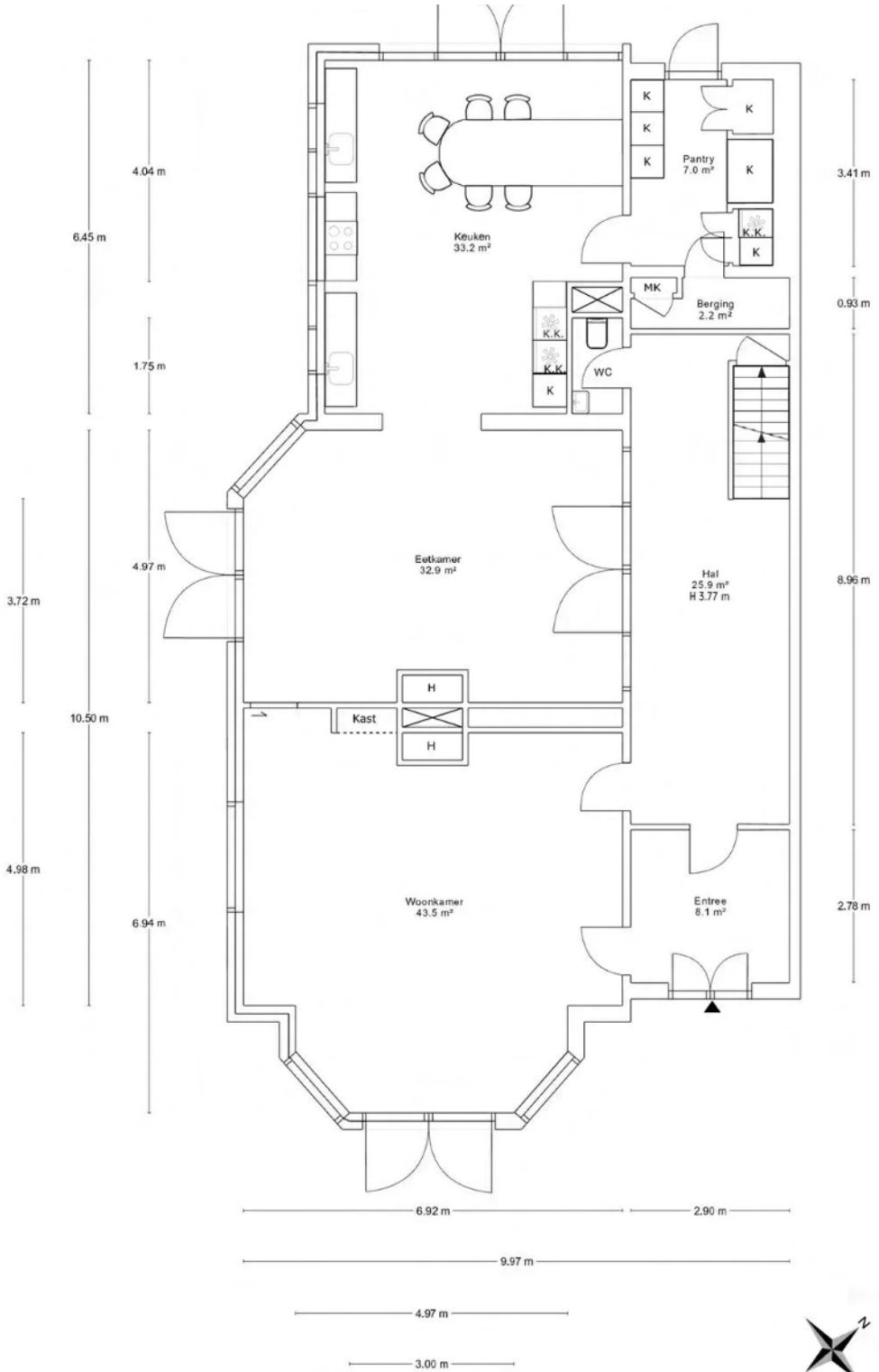
Outside- The garden offers plenty of privacy due to a selection of tree species including shrubs and a giant beech tree at the front. The overgrown garden wall with evergreen plants and classic rhododendrons on the other side, provides shelter and tranquility from the outside world. There is a possibility to build a detached garage.

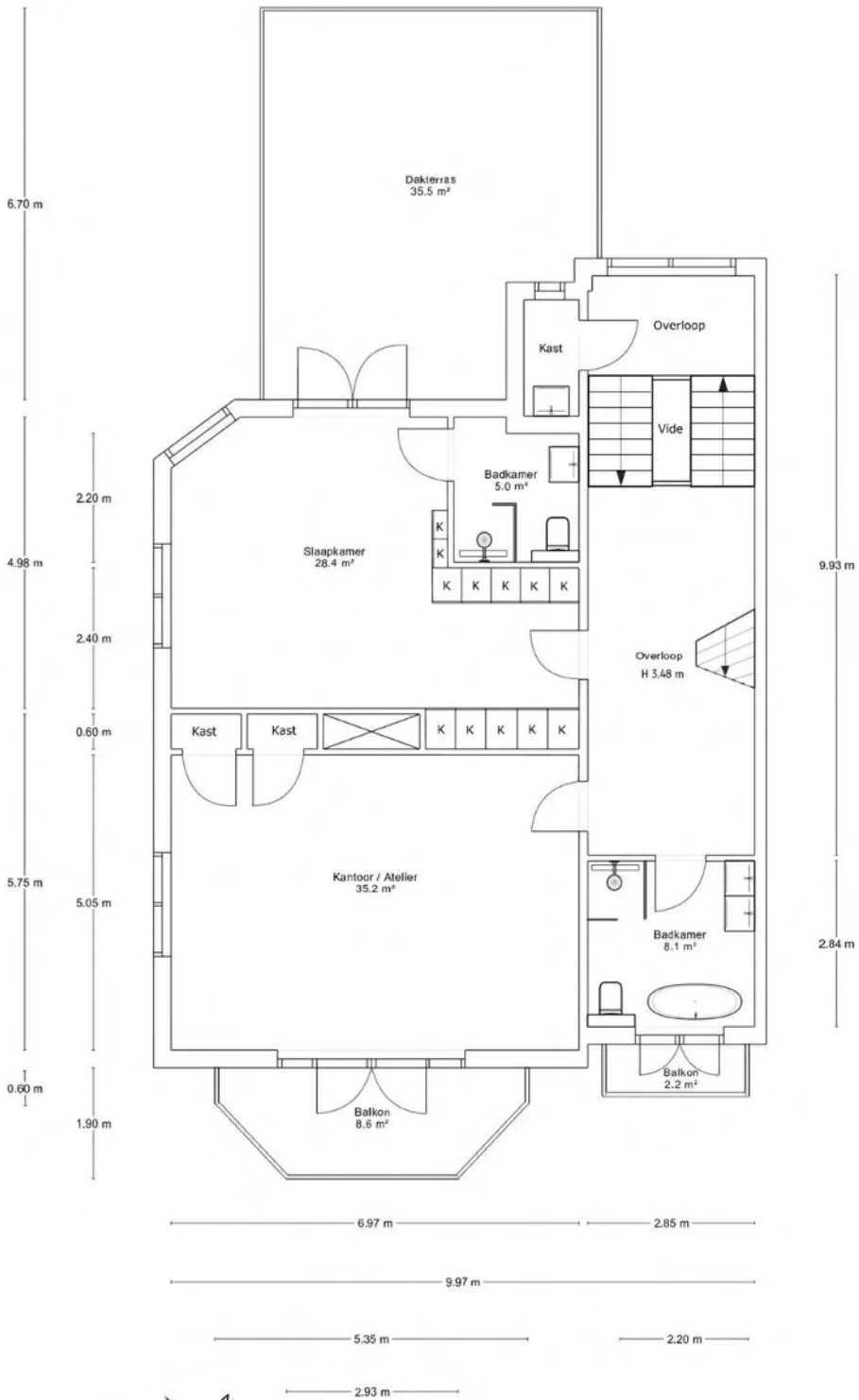


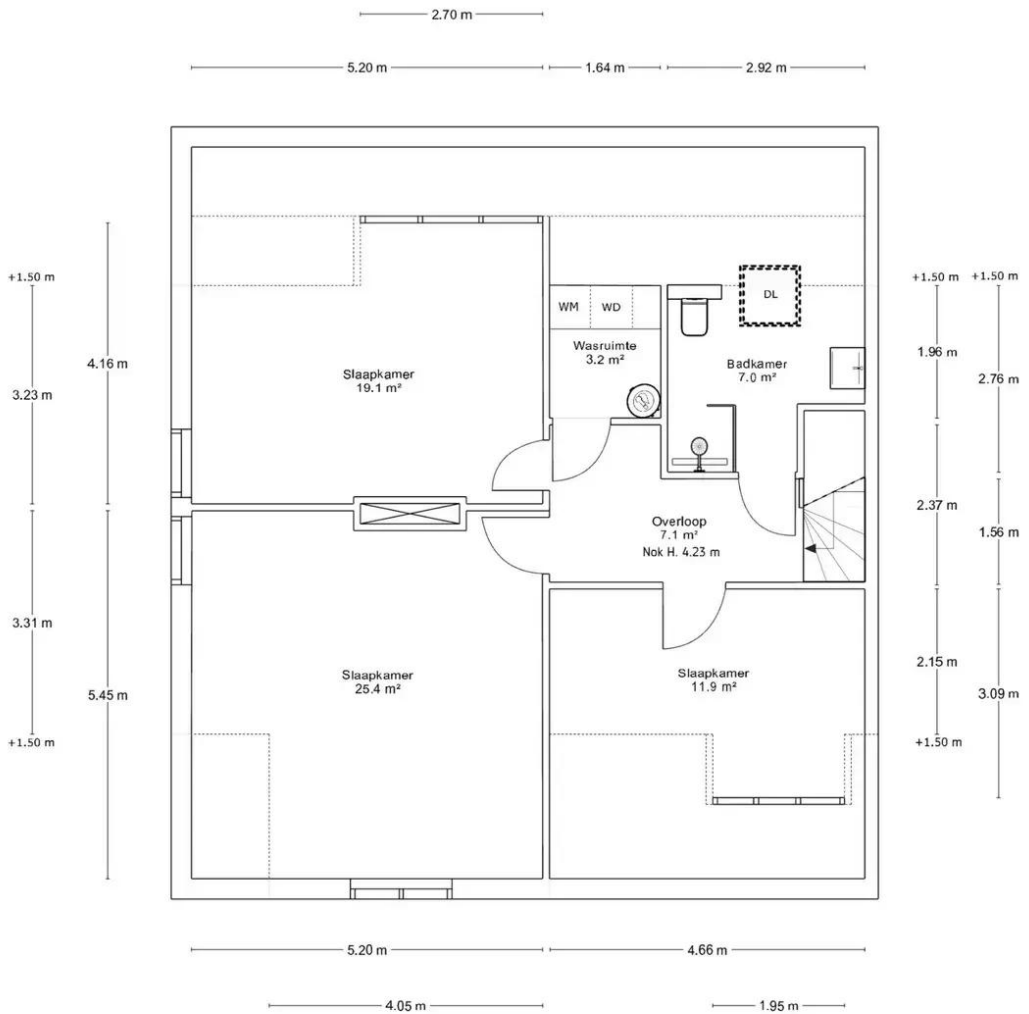
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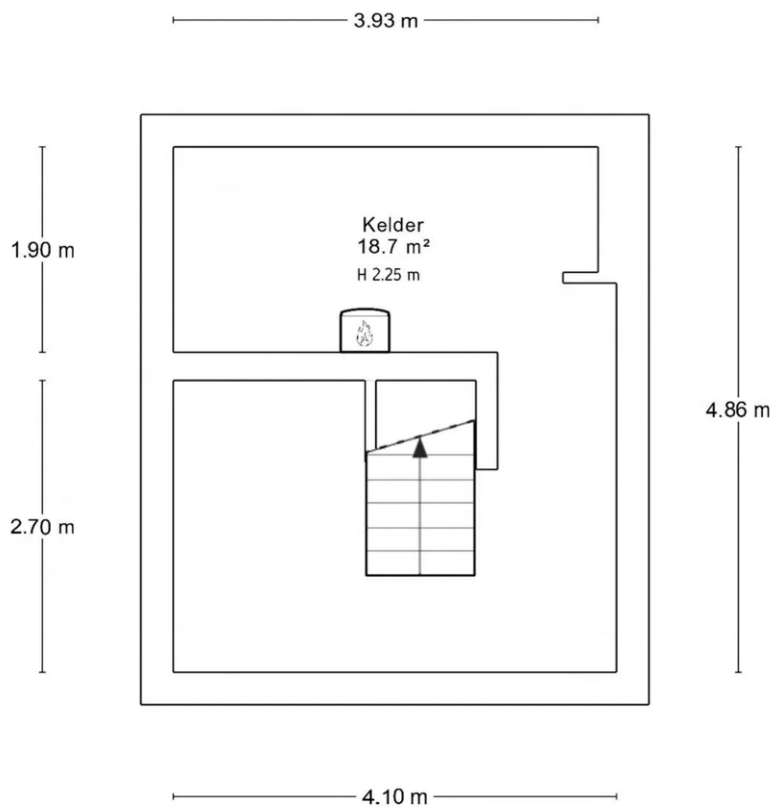






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PLEASE NOTE

The information on the property is based on the details passed to us by the vendors. The accuracy of this data will be checked before the contract is concluded by a current registration statement.

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