

## For sale - Building ground

**€ 169.500****Pamelstraat-Oost 400, 9400 Ninove****Ref. 7068457**

Availability: at the contract

Surf. Plot: 1046m<sup>2</sup>Neighbourhood: near railway  
station

## Description

Spacious and ready-to-build plot with approved plans in Ninove Exceptional building plot located on Pamelstraat-Oost, perfect for those who wish to create their dream home in a highly accessible location. The plot of 1,051 m<sup>2</sup>, with a street frontage of 14 metres and a depth of 78 metres, offers ample space for a detached house with outbuilding, swimming pool and covered terrace. Thanks to its rectangular shape and ready-to-build condition, you can get started right away. The plans provide for a house with basement level, a detached outbuilding including a workshop with technical and sanitary facilities, and an outdoor area with swimming pool. Parking is foreseen in the front garden strip, while the left building-free zone must be landscaped as green space. An environmental permit has already been granted and the architect's plans can be purchased if desired. The location combines peace and accessibility: bus stop right at the door, Ninove train station only 1 km away, schools at just 1.3 km, and the lively town centre with supermarkets at 1.5 km.

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### Financial

Price: € 169.500,00

VAT applied: No

Available: At the contract

### Location

Environment: Near railway station, Suburb

School nearby: 1.300m

Shops nearby: 1.500m

### Terrain

Ground area: 1.046,00 m<sup>2</sup>

Ground depth: 78,34 m

### Technics

Electricity: Yes

### Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed