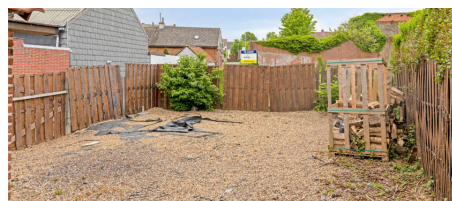


For sale - House

€ 299.000**Poreel 12, 1547 Bever****Ref. 3916977**

Number of bedrooms: 3
Number of bathrooms: 1

Surf. Living: 183m²
Surf. Plot: 321m²
Neighbourhood: central

PEB/EPB: 359kwh/m²/j

Description

Charming semi-detached house in the center of Bever with 3 bedrooms (with potential for more in the attic, which is yet to be converted). You enter through a separate hallway with a guest toilet. From there, you can go directly to the kitchen or the living room, both of which enjoy plenty of natural light. There is a storage room behind the kitchen. On the first floor, there are 3 bedrooms and a very spacious bathroom with laundry area. A fixed staircase leads to the attic, which can be converted into 2 additional bedrooms. At the back of the house, there is a landscaped terrace and a garage. The house also has a water well (not a rainwater tank). All amenities (supermarket, pharmacy, bank, restaurant, bicycle shop), school and daycare are within walking distance, and the A8 motorway is easily accessible.

Financial

Price: € 299.000,00

Land registry income: € 550,00

Building

Habitable surface: 183,00 m²

Fronts: 3

Construction year: 1932

Comfort

Furnished: No

Elevator: No

Pool: No

Energy

EPC score: 359 kWh/m²/year

EPC code: 20200604-0002277260-RES-1

EPC class: D

Double glazing: Yes

Heating type: Gas (centr. heat.)

Location

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Terrain

Ground area: 321,00 m²

Garden: Yes

Layout

Kitchen: Yes

Bathroom type: All comfort

Toilets: 2

Laundry: Yes

Cellar: Yes

Attic: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

G-score:  D

P-score:  D

Parking

Garage: Yes