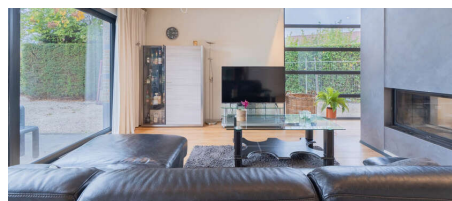


For sale - House

€ 699.000**Rodestraat 86, 1570
Galmaarden****Ref. 6811145** 

Number of bedrooms: 5
Number of bathrooms: 1
Garages: 2
Availability: at the contract

Surf. Living: 348m²
Surf. Plot: 3455m²
Surf. terrace: 60m²
Neighbourhood: countryside

PEB/EPB: 174kwh/m²/j
Glazing type: thermic isol.

Description

Looking for a recent, energy-efficient home for sale in Pajottegem (Galmaarden) with a rural charm, south-facing garden, and exceptional parking facilities? This modern family home of approx. 400 m², set on a 35-are plot, offers space, comfort, and elegance in a green, peaceful location – just a short walk from the train station. The ground floor features a spacious entrance hall, a double living or dining area with a two-sided fireplace and large windows up to the roof ridge, an open kitchen, laundry room, and a 50 m² garage for two cars. In front of the house, there is parking for 5 to 6 vehicles, including the possibility to park a camper, truck, or market van – a true rarity in the region. Upstairs, you'll find a mezzanine office, two children's bedrooms, and a spacious master suite with dressing room and en-suite bathroom featuring a double shower, whirlpool bath, and twin sinks. In the large basement, a private sauna provides the perfect place to unwind after a busy day. Outside, enjoy a south-facing terrace, large garden, and a meadow with fruit trees that has direct street access – ideal for animal lovers or professionals. In short: this recent home in Pajottegem (Galmaarden) combines space, peace, and comfort with excellent accessibility thanks to its walking distance to the station.

Financial

Price: € 699.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.831,00
Servitude: No
Liberal profession possible: Yes

Building

Habitable surface: 348,00 m²
Fronts: 4
Construction year: 2000
Front width: 16,00 m
Type roof: Tent roof
Orientation rear: South
Orientation facade: North

Comfort

Furnished: No
Alarm: Yes
Elevator: No
Pool: No

Energy

EPC score: 174 kWh/m²/year
EPC code: 20191031-0002213852-RES-1
EPC class: B
Double glazing: Yes
Glazing type: Thermic isol.
Windows: Aluminium and wood
Heating type: Oil (centr. heat.)
Water tank: Yes

Location

Environment: Countryside, open place
School nearby: 1.900m
Shops nearby: 2.700m
Public transport nearby: 1.600m

Terrain

Ground area: 3.455,00 m²
Width at the street: 24,00 m
Garden: Yes
Orientation terrace 1: South

Layout

Living room: 47,00 m²
Dining room: 25,00 m²
Kitchen: 10,00 m², fully fitted
Bureau: Yes
Bedroom 1: 25,70 m²
Bedroom 2: 16,20 m²
Bedroom 3: 16,20 m²
Bedroom 4: 14,00 m²
Bedroom 5: 10,00 m²
Bathroom type: All comfort
Shower rooms: 2
Toilets: 2
Terrace: 60,00 m²
Laundry: Yes
Cellar: Yes

Technics

Electricity: Yes

Oil tank: 4.850 L

Planning

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Ground certificate: Yes

Parking

Garage: 2

Parkings outside: 6

Parkings inside: 2