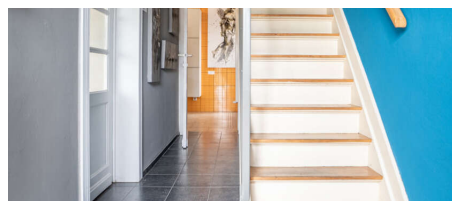
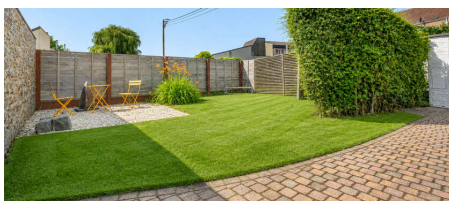


For sale - House

€ 248.000**Beekstraat 7, 1570
Gelmorden****Ref. 7313518** 

Number of bedrooms: 2
Number of bathrooms: 1

Surf. Living: 118m²
Neighbourhood: quiet

PEB/EPB: 372kwh/m²/j

Description

Looking for a house for sale in Pajottegem / Vollezele? This charming corner house is located in a quiet cul-de-sac within walking distance of the town centre, shops and public transport. The property offers 118 m² of brut space on a 172 m² plot. Its practical layout makes it ideal for singles, couples or anyone working from home. The ground floor includes an entrance hall, a cosy living room, a fitted kitchen and a practical utility room with direct access outside. The enclosed front garden provides a pleasant outdoor space and also offers private off-street parking. The first floor features a spacious multifunctional room that can be used as a bedroom, home office, hobby room or second living area, together with a bathroom fitted with a shower, washbasin unit and toilet. Large windows provide plenty of natural light. The converted attic is currently used as a bedroom, offering additional living space. The property benefits from a new oil-fired boiler, compliant electrical installation and no renovation obligation. Highlights Corner house Quiet cul-de-sac Walking distance to the centre and public transport Private parking Enclosed front garden New oil-fired boiler Compliant electrical installation No renovation obligation

Financial

Price: € 248.000,00

Building

Habitable surface: 118,00 m²
Fronts: 3
State: Good state

Energy

EPC score: 372 kWh/m²/year
EPC code: 20260623-0003772319-RES-2.
EPC class: D
Double glazing: Yes

Location

Environment: Quiet, central

Layout

Kitchen: Yes
Bedroom 1: 28,00 m²
Bedroom 2: 25,00 m²
Shower rooms: 1
Toilets: 1

Planning

Destination: Rural residential area
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Obligation to renovate: No
Asbestos inventory certificate: Yes
Intimation: No
G-score: 🏠 D
P-score: 🚰 D
Summons: No
Ground certificate: Yes