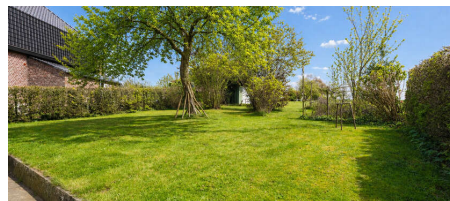


For sale - House

€ 248.000

Stuivenbergstraat 32, 1755 Gooik

Ref. 7305433



Number of bedrooms: 4

Surf. Living: 163m²

PEB/EPB: 581kwh/m²/j

Surf. Plot: 1242m²

Neighbourhood: countryside

Description

Prefab bungalow by Jumatt, built in 1968, with a charming sixties vibe, located in a rural setting in a recently renewed street on a plot of 12a42ca in agricultural zone. The property is still habitable, but requires thorough renovation in the long term; it is also suitable for demolition and reconstruction (best option). Enjoy a deep garden, open views and a peaceful, green environment overlooking the Stuivenberg Castle. Ideal for those looking for a property with potential. Layout: living and dining room, spacious kitchen with utility room, separate toilet, bathroom and four generous bedrooms. The photos have been digitally optimized (decluttered and lighting adjusted). In some images, small elements may slightly differ from the actual situation. The property features a crawl space under the entire house, as well as a cellar and garage. EPC F – renovation obligation: to be upgraded to label D within 6 years. Available from September 2027. Interesting as a renovation project, investment property or redevelopment project with a large garden and rural location.

Financial

Price: € 248.000,00

Indexed land registry income: € 1.279,34

Building

Habitable surface: 163,00 m²

Fronts: 4

Construction year: 1968

Energy

EPC score: 581 kWh/m²/year

EPC code: 0003819106

EPC class: F

Heating type: Oil (centr. heat.)

Location

Environment: Countryside

Terrain

Ground area: 1.242,00 m²

Garden: Yes

Layout

Kitchen: Yes

Bathroom type: Shower

Toilets: 1

Laundry: Yes

Cellar: Yes

Attic: Yes

Planning

Destination: Agricultural zone

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: No

Obligation to renovate: Yes

Intimation: Not disclosed

G-score: A

P-score: A

Summons: No

Management measures recorded in the register of measures: No