

For sale - House

Make an offer starting from € 380.000

Vollezelestraat 40, 1755 Gooik

Ref. 7334953



Number of bedrooms: 3
Number of bathrooms: 1

Surf. Living: 240m²
Surf. Plot: 2100m²

PEB/EPB: 975kwh/m²/j

Description

Located in the centre of Oetingen (Pajottegem), this renovation property stands on a plot of approximately 21 are with a street frontage of about 20 metres. As the house is positioned in one corner of the plot, large open areas remain at the front, side and rear, offering numerous possibilities for future use and redevelopment. The property comprises an entrance hall, living room, kitchen, veranda, three bedrooms, cellar and large attic. The total gross floor area is approximately 240 m², including the attic. A garage of approximately 50 m² and a pigeon loft are also included. This property offers an attractive opportunity for private buyers, investors and developers. During preliminary discussions with the local authority, a project comprising four apartments was indicated as a potential option. The development of two semi-detached houses or a spacious detached villa may also be explored. Any development remains subject to planning approval and the required permits. The seller and estate agent provide no guarantees in this regard. The property enjoys a central location with easy access to Gooik, Ninove, Halle and Brussels, and is close to shops, schools, public transport and the VUB campus in Gooik. The property is subject to the Flemish renovation obligation. The purchaser must achieve the legally required minimum EPC level within six years following the notarial deed. Depending on individual circumstances, buyers may qualify for Flemish renovation grants and, under certain conditions, benefit from the reduced 6% VAT rate for demolition and reconstruction.

Financial

Price: Make an offer starting from € 380.000,00
Land registry income: € 674,00

Building

Habitable surface: 240,00 m²
Fronts: 3
Construction year: 1899
Renovation: 1978
State: To be renovated

Energy

EPC score: 975 kWh/m²/year
EPC code: 20260423-0003854524-RES-1)
EPC class: F
Heating type: Oil stove

Location

School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes

Terrain

Ground area: 2.100,00 m²
Width at the street: 20,00 m
Garden: Yes

Layout

Kitchen: Yes
Veranda: Yes
Shower rooms: 1
Toilets: 1
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Rural residential area
Building permission: Not disclosed
Parcelling permission: No
Right of pre-emption: No
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:

19/06/2026

Intimation: No

G-score: B

P-score: B

Ground certificate: Yes

Parking

Garage: Yes

Parkings inside: Yes