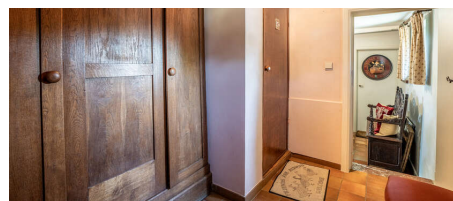
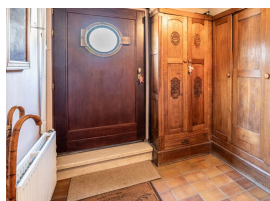


For sale - House

€ 480.000**Kesterweg 72, 1755 Gooik****Ref. 7762729**

Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 297m²
Surf. Plot: 950m²
Neighbourhood: Free sight

PEB/EPB: 588kwh/m²/j

Description

This spacious kangaroo home is peacefully located in the rural surroundings of Gooik and offers a unique combination of space, comfort and versatility. Thanks to its layout with two fully independent living units, this property is ideal for large families, multigenerational living or families wishing to live together. We enter the first living unit through the entrance hall with a separate toilet and continue into the pleasant living area with lounge and dining room. The fully equipped kitchen is accessed through the dining room. On the first floor, we find three spacious bedrooms, a bathroom and an additional room offering plenty of potential, ideal as a home office, hobby room or storage space. The second living unit has its own private entrance, allowing both homes to function completely independently. Here, we find a cosy living room, an adjoining dining room and a fully equipped kitchen. The living room opens directly onto the terrace and the pleasant garden, where you can enjoy a peaceful green setting. Upstairs, there is a spacious bedroom with an adjoining bathroom. The garage connects both living units and also provides practical storage space. Finally, the property includes a parking space on the driveway and an outbuilding offering numerous possibilities, ideal as a workshop, hobby room, storage area or to be converted according to your own needs. This charming kangaroo home combines space, functionality and a peaceful location, making it the perfect property for families looking for a home with exceptional potential.

Financial

Price: € 480.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.289,00

Building

Habitable surface: 297,00 m²

Fronts: 4

State: To be refreshed

Number of floors: 2

Orientation rear: South-west

Comfort

Furnished: No

Energy

EPC score: 588 kWh/m²/year

EPC code: 20260716-0003918028-RES-1

EPC class: F

Double glazing: Yes

Heating type: Oil stove

Location

Environment: Free sight, quiet

Terrain

Ground area: 950,00 m²

Garden: Yes

Layout

Kitchen: Yes

Bureau: Yes

Bathroom type: Shower and bath tub

Toilets: 4

Laundry: Yes

Cellar: Yes

Technics

Electricity: Yes

Phone cables: Yes

Planning

Destination: Rural residential area

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Intimation: Not disclosed

G-score:  D

P-score:  D

Ground certificate: Yes

Parking

Garage: 1

Parkings outside: 2

Parkings inside: 1