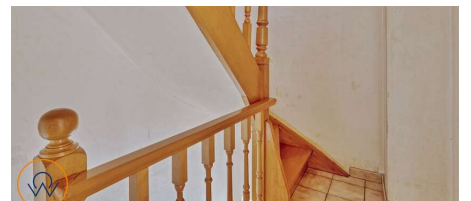
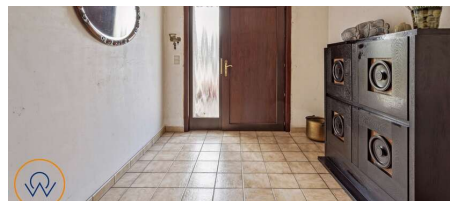
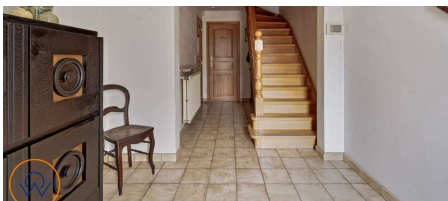


For sale - House

€ 345.000

Brusselsesteenweg 477, 1785 Merchtem

Ref. 5878499



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1

Surf. Living: 192m²
Surf. Plot: 320m²

PEB/EPB: 229kwh/m²/j

Description

Located a stone's throw away from the center of Wemmel and all amenities. This bel-étage consists of a spacious entrance hall, a storage room, a large garage for 2 cars, on the first floor a separate toilet, a large living area with dining room and living room with fireplace, a spacious kitchen with access to a large terrace. On the second floor there are 3 bedrooms and a bathroom with bathtub, toilet, and double sink. Through the garage, you have access to the garden with a view over the surrounding fields. There is a driveway for 2 cars in front of the house. No energy renovation obligation! The information provided and the indicated surfaces are purely indicative and do not entail any legal commitment.

Financial

Price: € 345.000,00
VAT applied: No
Land registry income: € 815,00

Building

Habitable surface: 192,00 m²
Fronts: 2
Construction year: 1988
State: Good state

Comfort

Elevator: No

Energy

EPC score: 229 kWh/m²/year
EPC code: 20240403-0003201290-RES-1
EPC class: C
Windows: Wood
Heating type: Gas

Location

School nearby: 2.800m
Shops nearby: 1.400m
Public transport nearby: 45m
Highway nearby: 3.200m
Sport center nearby: 1.900m

Terrain

Ground area: 320,00 m²
Garden: Yes

Layout

Living room: 20,00 m²
Dining room: 12,00 m²
Kitchen: 11,60 m², fully fitted
Bedroom 1: 15,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 8,00 m²
Toilets: 2
Attic: Yes

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: Yes
Intimation: Not disclosed
G-score: A
P-score: A
Summons: No
Ground certificate: Yes

Parking

Garage: 1
Parkings outside: 2

Parkings inside: 2