

For sale - House

€ 469.000

Pelgrimsweg 20, 1785 Merchtem

Ref. 7597249



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 2

Surf. Living: 210m²
Surf. terrace: 30m²
Neighbourhood: central

PEB/EPB: 219kwh/m²/j

Description

Semi-detached house with EPC label C, located on a quiet cul-de-sac in the heart of Merchtem, combining comfort with an ideal location close to all amenities. The house features four bedrooms, including one on the ground floor with a bathroom, and a shower room upstairs, making it perfect for a family. The property includes both an indoor garage and a separate garage, which can be used for various purposes. The separate garage also has an insulated attic. One of the greatest assets of this home is its sunny southwest-facing garden and terrace, where you can fully enjoy outdoor living. In short, this property combines a quiet, family-friendly location with practical and spacious living areas and a beautiful outdoor environment. A unique opportunity to live in Merchtem.

Financial

Price: € 469.000,00

VAT applied: No

Building

Habitable surface: 210,00 m²

Fronts: 3

Construction year: 1996

State: Good state

Type roof: Saddle roof

Orientation rear: South-west

Orientation facade: North-east

Comfort

Furnished: No

Alarm: No

Videophone: No

Elevator: No

Air conditioning: No

Pool: No

Security

Access control: No

Energy

EPC score: 219 kWh/m²/year

EPC code: 20260306-0003818088-RES-1

EPC class: C

Double glazing: Yes

Windows: Wood

Heating type: Gas (centr. heat.)

Location

Environment: Central

School nearby: 1.300m

Shops nearby: 1.000m

Public transport nearby: 190m

Terrain

Garden: Yes (375,00 m²)

Layout

Bedroom 1: 18,00 m²

Bedroom 2: 10,00 m²

Bedroom 3: 10,00 m²

Bedroom 4: 10,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 30,00 m²

Cellar: No

Attic: No

Technics

Electricity: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Water-sensitive open space area: No

Parking

Garage: 2

Parkings outside: 4

Parkings inside: 2