

**For sale -  
House****€ 478.000****Middelgracht 17, 1785 Merchtem****Ref. 7668859**

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

Surf. Living: 184m<sup>2</sup>  
Surf. terrace: 19m<sup>2</sup>  
Neighbourhood: residential area

PEB/EPB: 221kwh/m<sup>2</sup>/j

# Description

Move-in ready three-façade house, quietly located in a dead-end street, offering privacy and a pleasant living environment. You enter the property through a spacious entrance hall with a separate guest toilet. From there, you access the bright living area, where large windows provide plenty of natural light. The cosy gas fireplace adds extra comfort and creates a warm atmosphere. The living room connects directly to a fully equipped kitchen, practical and well laid out. From the kitchen, you have access to the spacious garage, providing additional convenience and storage space. The large sliding window in the living area opens onto a well-maintained garden with a covered lounge area, perfect for relaxing or entertaining guests. On the first floor, you will find a night hall with a separate toilet, three full-sized bedrooms, and a bathroom equipped with both a shower and a bathtub. The property also features a very spacious attic, offering many possibilities such as extra storage or the creation of an additional room. This home is move-in ready and enjoys a convenient location, close to the train station, shops, and the center of Merchtem.

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## Financial

Price: € 478.000,00

VAT applied: No

## Building

Habitable surface: 184,00 m<sup>2</sup>

Fronts: 3

Construction year: 1995

State: Good state

Orientation rear: West

## Comfort

Furnished: No

Alarm: Yes

Videophone: No

Elevator: No

Pool: No

## Energy

EPC score: 221 kWh/m<sup>2</sup>/year

EPC code: 20260427-0003856628-RES-1

EPC class: C

Double glazing: Yes

## Location

Environment: Residential area, central

School nearby: 650m

Shops nearby: 1.500m

Public transport nearby: 500m

Sport center nearby: 1.100m

## Terrain

Garden: Yes (144,00 m<sup>2</sup>)

Orientation terrace 1: West

## Layout

Living room: 32,08 m<sup>2</sup>

Kitchen: 12,00 m<sup>2</sup>, fully fitted

Bureau: No

Veranda: No

Bedroom 1: 19,36 m<sup>2</sup>

Bedroom 2: 19,19 m<sup>2</sup>

Bedroom 3: 12,74 m<sup>2</sup>

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 19,00 m<sup>2</sup>

Cellar: No

Attic: Yes

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed  
Obligation to renovate: No  
Intimation: Not disclosed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Water-sensitive open space area: No  
Ground certificate: Yes

## **Parking**

Garage: 1  
Parkings outside: 2  
Parkings inside: 1