

For sale - House

€ 245.000

Brusselseheerweg 116, 9400 Ninove

Ref. 5644116



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

Surf. Living: 140m²
Surf. terrace: 10m²

PEB/EPB: 367kwh/m²/j

Description

Cozy home in quiet Neigem. After a fresh renovation, this house gives you all the necessary comfort a home can offer. The house consists on the ground floor of an entrance hall, toilet, living room and open kitchen. From the kitchen you have access to the small garden via a corridor. On the second floor you will find 3 spacious bedrooms, a bathroom with bath, separate shower, sink and toilet. The spacious attic offers opportunities to create additional rooms. There is also a garage. Available by arrangement with the tenant. Within walking distance you will find an elementary school, kindergarten and elementary school in Pastorijstraat. Also nursery "Het Sprookjesbos" is nearby. The information and surfaces given are purely indicative and do not imply any legal commitment. No renovation obligation applies

Financial

Price: € 245.000,00
VAT applied: No
Land registry income: € 587,55
Servitude: No

Building

Habitable surface: 140,00 m²
Fronts: 3
Construction year: 1920
Renovation: 2006
State: Good state
Main area: 84 m²
Front width: 14,20 m
Type roof: Saddle roof
Orientation rear: North-west

Comfort

Furnished: No
Elevator: No

Energy

EPC score: 367 kWh/m²/year
EPC code: 20240201-0003129306-RES-1
EPC class: D
Double glazing: Yes
Windows: Vinyl

Location

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

Terrain

Garden: Yes (25,00 m²)

Layout

Living room: 8,30 m²
Kitchen: 15,70 m², semi fitted
Bedroom 1: 7,20 m²
Bedroom 2: 8,00 m²
Bedroom 3: 9,00 m²
Bathroom type: Shower and bath tub
Toilets: 2
Terrace: 10,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Asbestos inventory certificate: Yes
Intimation: Not disclosed
G-score: B
P-score: B
Ground certificate: Yes

Parking

Garage: 1

Parkings outside: 1

Parkings inside: 1