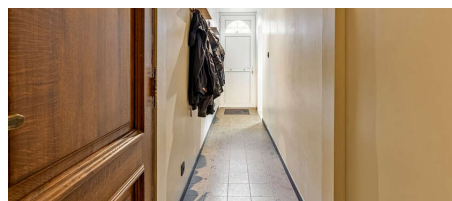
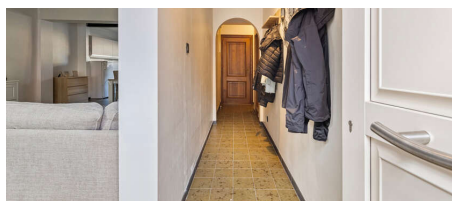
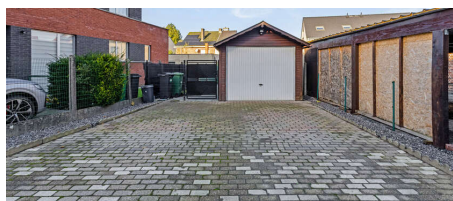


For sale - House

€ 339.000**Brusselseheerweg 110, 9400 Ninove****Ref. 6366881**

Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 172m²

Neighbourhood: city

PEB/EPB: 281kwh/m²/j

Description

Are you looking for a spacious home with a practical layout and centrally located? Then this property is exactly what you need. With four large bedrooms, one of which includes a walk-in shower, this house provides more than enough space for a large family or to set up a home office or hobby room. The living area is a real highlight. The spacious, light-filled living room is directly connected to the open kitchen, creating a cozy and homely atmosphere. Here, you can enjoy family moments, cook for friends, or simply relax after a long day. Adjacent to the kitchen, there is a practical storage room, perfect for storing household items or accommodating a washing machine and dryer. The bathroom is stylish and functionally designed. Additionally, the house features a spacious storage, and outside, there are two to three parking spaces available, ideal for visitors or a second vehicle. At the back of the house, you'll find a pleasant terrace, the perfect spot to relax or host a barbecue with family and friends. On the terrace, there's also an extra storage space that is fully enclosed. This house is centrally located, ensuring that everything you need is within easy reach. Schools, public transport, and shops are all within walking distance, making life here not only comfortable but also highly practical. Do you want to make this house your home? Contact us today and discover all the possibilities this beautiful property has to offer! The information provided and the mentioned surfaces are purely indicative and do not imply any legal obligation. No renovation requirement applies.

Financial

Price: € 339.000,00
VAT applied: No
Available: At the contract
Land registry income: € 807,00
Servitude: No

Building

Habitable surface: 172,00 m²
Fronts: 2
Construction year: 1975
State: Good state
Front width: 8,80 m
Orientation rear: North-west

Comfort

Furnished: No
Elevator: No

Energy

EPC score: 281 kWh/m²/year
EPC code: 20221015-0002695057-RES-1
EPC class: C
Double glazing: Yes
Heating type: Gas (centr. heat.)

Location

Environment: City, quiet
School nearby: 300m
Shops nearby: Yes
Public transport nearby: 300m
Highway nearby: 10.000m

Terrain

Garden: Yes (163,00 m²)
Orientation terrace 1: North-west

Layout

Kitchen: Yes
Bedroom 1: 22,00 m²
Bedroom 2: 18,00 m²
Bedroom 3: 14,00 m²
Bedroom 4: 13,30 m²
Bathroom type: Shower and bath tub
Toilets: 2
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Rural residential area
Building permission: Yes
Parcelling permission: No

Right of pre-emption: No
Asbestos inventory certificate: Yes
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No

Parking

Garage: 1
Parkings outside: 3
Parkings inside: 1