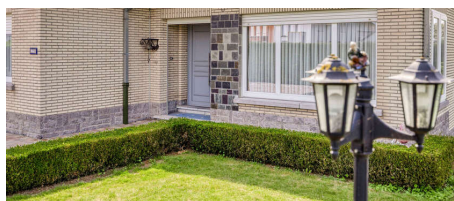


## For sale - House

**€ 480.000****Brakelsesteenweg 278, 9400 Ninove****Ref. 7059770**

Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1  
Availability: at the contract

Surf. Living: 188m<sup>2</sup>  
Surf. Plot: 1535m<sup>2</sup>  
Neighbourhood: countryside view

PEB/EPB: 420kwh/m<sup>2</sup>/j

# Description

This charming bungalow combines an open setting with stunning views over the surrounding fields. Inside, you'll find a bright living room with large windows, a fitted kitchen, two comfortable bedrooms and a functional bathroom with separate toilet. The veranda provides an inviting extra living space, allowing you to enjoy the greenery around the home in every season. The property is fully basemented and includes an integrated garage, offering both secure parking and plenty of extra space for storage, hobbies or a workshop. On top of that, a spacious insulated attic provides great potential for creating an additional bedroom, office or leisure room. The plot of over 1,500 m² features a sunny garden with open views of the surrounding nature, creating a real sense of space both indoors and outdoors. Thanks to its central location, shops, schools and public transport are all within easy walking distance. This bungalow is available at deed and offers a solid foundation with plenty of potential to adapt entirely to your needs.

## Financial

Price: € 480.000,00  
Available: At the contract  
Land registry income: € 857,00

## Building

Habitable surface: 188,00 m²  
Fronts: 4  
Construction year: 1967  
State: To be refreshed  
Main area: 110 m²  
Front width: 11,00 m  
Type roof: Tent roof  
Orientation rear: South  
Orientation facade: North

## Comfort

Furnished: No  
Elevator: No  
Pool: No

## Security

Access control: Yes  
Access control type: Fence

## Energy

EPC score: 420 kWh/m²/year  
EPC code: 0003659930  
EPC class: E  
EPC co2 emission: 15679  
Double glazing: Yes  
Windows: Aluminium or pvc  
Heating type: Gas (centr. heat.)

## Location

Environment: Countryside view  
School nearby: 1.500m  
Shops nearby: 300m  
Public transport nearby: 60m  
Highway nearby: 2.500m  
Sport center nearby: 900m

## Terrain

Ground area: 1.535,00 m²  
Width at the street: 23,00 m  
Garden: Yes  
Orientation terrace 1: South

## Layout

Living room: 25,00 m²  
Kitchen: 13,00 m², fully fitted  
Veranda: Yes  
Bedroom 1: 14,00 m²  
Bedroom 2: 14,00 m²  
Bathroom type: Shower in bath  
Shower rooms: 1  
Toilets: 1  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## Technics

Electricity: Yes  
Phone cables: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
08/08/2025  
Intimation: Not disclosed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Ground certificate: Yes

## **Parking**

Garage: 1  
Parkings outside: 5  
Parkings inside: 1