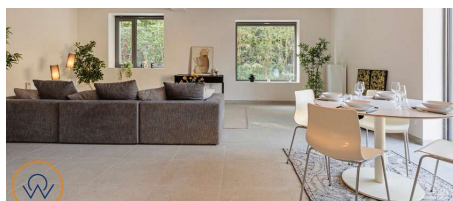


For sale - House

1760 Roosdaal

€ 419.000

Ref. 5573686



Number of bedrooms: 3
Number of bathrooms: 2
Availability: at delivery

Surf. Living: 175m²
Surf. Plot: 96m²
Surf. terrace: 20m²
Neighbourhood: countryside

PEB/EPB: 93kwh/m²/j
Glazing type: thermic and
acoustic isol.

Description

The property meets the nearly zero-energy (BEN) standard, as the energy performance level (E-level) is lower than E60, specifically E54. This qualifies for a complete exemption from property tax for a period of 5 years. Perfect new-build house with 3 rooms, a bathroom, a shower room, a terrace, and a garden. It is fully finished; you only need to paint. It is beautifully located in a lovely project with houses and apartments in a historic environment. At the back, there is a park with a pond accessible to the residents. This spacious home has a living area of 172 square meters, complete with 3 bedrooms and 2 bathrooms, storage space, a toilet, a shower room, and a bathroom with a toilet. In addition, it has a generous 20-square-meter terrace, perfect for summer barbecues or to enjoy the evening sun. The 96-square-meter garden offers ample space for children to play or to create your own green oasis. The house is still being fully finished. The price is subject to VAT (possibly 6% under conditions, sole property, ...). Parking spaces are available for an additional cost. Don't miss your chance to live in this beautiful, historic environment. Contact us today for more information or to arrange a viewing. Energy Performance Certificate (EPC) is being prepared. The provided information and indicated areas are purely indicative and do not imply any legal commitment.

Financial

Price: € 419.000,00

VAT applied: Yes

Available: At delivery

Building

Habitable surface: 175,00 m²

Fronts: 3

Construction year: 2023

State: New

Main area: 86 m²

Comfort

Furnished: No

Pool: No

Energy

EPC score: 93 kWh/m²/year

EPC code: EPO6313

EPC class: A

EPC co2 emission: 2945

Double glazing: Yes

Glazing type: Thermic and acoustic isol.

Windows: Wood

Heating type: Gas (centr. heat.)

Water tank: Yes

Location

Environment: Countryside, quiet

Terrain

Ground area: 96,00 m²

Garden: Yes (96,00 m²)

Layout

Living room: 44,00 m²

Kitchen: 11,00 m², US hyper equipped

Bedroom 1: 14,00 m²

Bedroom 2: 14,00 m²

Bedroom 3: 13,00 m²

Bathroom type: All comfort

Toilets: 2

Terrace: 20,00 m²

Technics

Electricity: Yes

Phone cables: Yes

Planning

Destination: Rural residential area

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No legal correction or administrative measure imposed

G-score:  D

P-score:  D

Summons: No