

For sale - House

€ 370.000**Kattemkets 21, 1760 Roosdaal****Ref. 2025 - H - 001**

Number of bedrooms: 5
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 200m²
Surf. Plot: 822m²
Surf. terrace: 96m²
Neighbourhood: countryside

PEB/EPB: 418kwh/m²/j

Description

Amidst a peaceful, rural setting lies this charming, partly to-be-renovated home with stunning views of the surrounding green fields. The house exudes authenticity and offers plenty of potential for those seeking space and the opportunity to renovate to their own taste. Inside, the home features five spacious bedrooms, a bathroom, a separate shower, a kitchen with a dining area, and a cozy living room. At the back, there's a large terrace, and in the garden, a small pond — an ideal spot to quietly enjoy nature. There is also a garden shed for storing all gardening tools. And to top it all off, the house is wheelchair accessible. Thanks to the combination of tranquility, space, and character, this is the ideal home for families, nature lovers, or DIY enthusiasts looking to create their dream home in a unique location. The rural setting guarantees a peaceful haven, yet amenities remain easily accessible. A home with soul, ready for a new future. Come and discover it for yourself — you'll be surprised by its possibilities. The mentioned information and surface areas are indicative and not legally binding.

Financial

Price: € 370.000,00
VAT applied: No
Available: At the contract
Indexed land registry income: € 557,00
Liberal profession possible: Yes

Building

Habitable surface: 200,00 m²
Fronts: 4
Construction year: 1939
Renovation: 1977
State: To be renovated
Main area: 102 m²
Front width: 8,10 m
Type roof: Saddle roof
Orientation rear: South
Orientation facade: North

Comfort

Furnished: No
Elevator: Yes
Pool: No

Energy

EPC score: 418 kWh/m²/year
EPC total score: 479 kWh/year
EPC code: 20250523-0003606864-RES-1
EPC class: E
Double glazing: Yes
Windows: Wood
Heating type: Oil (centr. heat.)
Water tank: Yes

Location

Environment: Countryside, quiet

Terrain

Ground area: 822,00 m²
Width at the street: 42,60 m
Garden: Yes (250,00 m²)
Orientation terrace 1: South

Layout

Living room: 17,50 m²
Dining room: 12,80 m²
Kitchen: 23,20 m², US semi fitted
Bureau: 9,00 m²
Bedroom 1: 18,50 m²
Bedroom 2: 11,80 m²
Bedroom 3: 13,80 m²
Bedroom 4: 12,40 m²
Bedroom 5: 11,00 m²
Bathroom type: Shower and bath tub
Shower rooms: 1
Toilets: 2
Terrace: 96,00 m²
Second terrace: 96,00 m²
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed
Parcelling permission: Yes
Right of pre-emption: Not disclosed
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
23/05/2025
Intimation: Not disclosed
Flooding area: Not located in flood area
G-score: A
P-score: A

Parking

Garage: 1
Parkings outside: 3
Parkings inside: 1