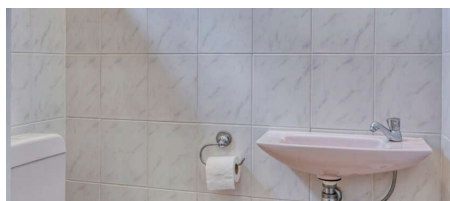
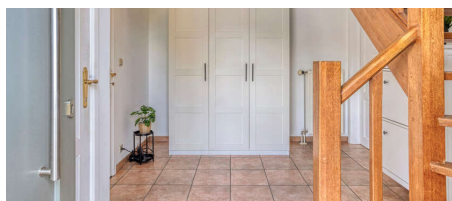


For sale - House

€ 449.000**Rue Julien Marsille 189, 1480****Tubize****Ref. 6772793**

Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 177m²
Surf. Plot: 1237m²
Neighbourhood: quiet

PEB/EPB: 152kwh/m²/j

Description

Welcome to this charming, energy efficient (EPC B) home in a quiet location in Tubize. We enter through the entrance hall, which on the one hand adjoins a separate toilet and a separate passage to the garage, and on the other hand the spacious living space. This living space lets in a lot of natural light through the large windows, has a wood-burning stove if you like it cosy and is adjacent to the semi-open kitchen. The kitchen has recently been renovated and is fully equipped with SIEMENS appliances. Adjacent to the kitchen you will find the handy storage room. On the second floor are the 3 bedrooms,. The master bedroom has its own open dressing room with fitted wardrobes. In addition, a modern bathroom with sink and walk-in shower. Finally, there is also a separate toilet and a small crawl attic. The strong point of this home is definitely the garden of no less than 10 acres, which is easy to maintain. The large pergola provides shelter and coziness. In addition, the home has 10 solar panels, an EPC certificate B, and multiple parking spaces outside, ideal for hosting people. Don't miss your chance to view this property and request your visit now. We look forward to welcoming you.

Financial

Price: € 449.000,00

VAT applied: No

Available: At the contract

Building

Habitable surface: 177,00 m²

Fronts: 4

Construction year: 1996

Renovation: 2015

Number of floors: 2

Main area: 104 m²

Front width: 12,50 m

Orientation rear: North-east

Comfort

Furnished: No

Elevator: No

Pool: No

Energy

EPC score: 152 kWh/m²/year

EPC code: 20250407029395

EPC class: B

Double glazing: Yes

Windows: Vinyl

Heating type: Oil (centr. heat.)

Water tank: Yes

Location

Environment: Quiet

Terrain

Ground area: 1.237,00 m²

Garden: Yes (1.091,00 m²)

Orientation terrace 1: North-east

Layout

Living room: 37,82 m²

Kitchen: 10,03 m², hyper equipped

Bedroom 1: 24,66 m²

Bedroom 2: 10,48 m²

Bedroom 3: 10,37 m²

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Laundry: Yes

Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Parking

Garage: 1

Parkings outside: 3

Parkings inside: 1