

FOR SALE - HOUSE

Sold

Zandstraat 91, 9170 Sint-Gillis-Waas

Ref. 4783391



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

Surf. Living: 152m²
Surf. Plot: 407m²
Surf. terrace: 13m²
Neighbourhood: central

PEB/EPB: 455kwh/m²/j
Glazing type: double glazing

DESCRIPTION

This recently renovated house is located near the centre of Sint-Pauwels, within walking and cycling distance of all kinds of shops, schools, public transport and within a few minutes of important approach roads.

Layout:

Entrance hall with stairs to the first floor. There is a bright living room with open, fully equipped kitchen, a multipurpose room, a storage room with separate toilet and a beautiful garden. On the first floor there are two spacious bedrooms and a bathroom with double washbasin, bathtub, shower and toilet. The attic floor is currently furnished as a master bedroom with a spacious dressing room.

Extra assets:

- solar panels with electricity certificates
- new bathroom and kitchen
- good location
- beautiful view of the nature

Interested? Please contact us for more information and/or a viewing on +32 3 755 77 05 or info@C21locus.be.

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 468,00

BUILDING

Habitable surface: 152,00 m²

Fronts: 4

Construction year: 1958

Renovation: 2021

State: Renovated

Number of floors: 2

Outhouse: 11,00 m²

Type roof: Saddle roof

Orientation facade: South-west

COMFORT

Furnished: No

Handicap friendly: No

Smoke detector: Yes

Elevator: No

Blinds: Yes

Pool: No

ENERGY

EPC score: 455 kWh/m²/year

EPC code: 000144378

EPC class: E

LOCATION

Environment: Central

TERRAIN

Ground area: 407,00 m²

Garden: Yes (313,00 m²)

Orientation of the garden: North east

Orientation terrace: North east

LAYOUT

Living room: 51,00 m²

Kitchen: Yes, hyper equipped

Storage: 7,00 m²

Bureau: 10,00 m²

Nighthall: 8,00 m²

Bedroom 1: 23,50 m²

Bedroom 2: 13,00 m²

Bedroom 3: 11,50 m²

Dressings: 15,00 m²

Bathroom 1: 6,80 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 13,00 m²

Cellar: 5,70 m²

Attic: Yes

TECHNICS

Electricity: Yes

Electricity details: 220 V

Glazing type: Double glazing
Windows: Wood or pvc
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual
Solar panels: Photovoltaic

Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Intimation: No - no legal correction or administrative measure imposed
Flooding area: Not located in flood area
Summons: No
Ground certificate: Yes
Servitude: No

PARKING

Parking cars: 2
Parkings outside: 2
Parkings inside: No
Bicycle storage: 6