

## FOR SALE - HOUSE

Edgard Tinelplaats 5, 9140 Temse

**Sold**

**Ref. 4267913**



Number of bedrooms: 4  
Number of bathrooms: 5

Surf. Living: 133m<sup>2</sup>  
Surf. Plot: 110m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>

PEB/EPB: 375kwh/m<sup>2</sup>/j

## DESCRIPTION

Are you looking for a home in the center of Temse that can be the ideal starter home, then read on.

4 bedrooms, a nice terrace and a stone's throw from 'De Zaad' are just a few of the advantages of this house.

Groundfloor: You enter the house through the corridor that connects to the living room and living room. From the living room you have a view of the spacious bright kitchen. From the kitchen you then come to the terrace where it is pleasant to enjoy in the summer.

An extra room is provided at the front of the house.

1st: On this floor you have 3 bedrooms and bathroom. There is an extra bathroom between floor 1 and the ground floor.

If you are looking for a multi-bedroom, multi-bathroom property on a friendly budget, do not hesitate to reach out to us on +32 3775 17 26 or [info@c21locus.be](mailto:info@c21locus.be).

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## FINANCIAL

Price: € 225.000,00

VAT applied: No

## BUILDING

Habitable surface: 133,00 m<sup>2</sup>

Fronts: 2

State: To be renovated

Floor: 1

## ENERGY

EPC score: 375 kWh/m<sup>2</sup>/year

EPC code: 20140701-0001620628-00000011-1

EPC class: D

Double glazing: Yes

Heating type: Condensation

## TERRAIN

Ground area: 110,00 m<sup>2</sup>

Orientation terrace: North

## LAYOUT

Living room: 24,50 m<sup>2</sup>

Kitchen: 9,00 m<sup>2</sup>

Bedroom 1: 14,50 m<sup>2</sup>

Bedroom 2: 13,80 m<sup>2</sup>

Bedroom 3: 13,50 m<sup>2</sup>

Bedroom 4: 10,00 m<sup>2</sup>

Bathroom 1: 4,50 m<sup>2</sup>

Bathroom 2 : 3,70 m<sup>2</sup>

Terrace: 20,00 m<sup>2</sup>

## TECHNICS

Electricity: 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

Servitude: No

