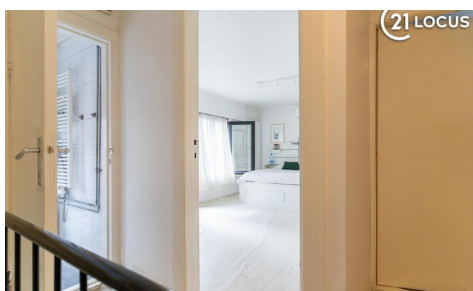


FOR SALE - HOUSE

€ 358.000

Sint-Laurentiusstraat 5, 9130 Verrebroek

Ref. 7713322



Number of bedrooms: 3
Number of bathrooms: 2
Garages: 1
Availability: tbd with the owner

Surf. Living: 163m²
Neighbourhood: Village

PEB/EPB: 329kwh/m²/j
Glazing type: High efficiency glass

DESCRIPTION

Located in a quiet and easily accessible residential area, this move-in ready family home offers a living area of 163 m². Originally built in 1967, the property underwent a full renovation in 2022, combining modern comfort with solid construction.

Upon entering, you are welcomed in a practical entrance hall leading to the living spaces. The house features a pleasant 25 m² living room offering a comfortable living environment. Adjacent is the fully equipped kitchen with modern appliances, including an induction cooktop.

The property offers three full-sized bedrooms (15 m², 15 m² and 9 m²), suitable for family living, home office or hobby space. There are also two bathrooms, providing extra comfort and flexibility. The main bathroom of 13 m² is spacious and fully equipped.

Additionally, the property includes a 7 m² basement, a 15 m² garage and an extra outbuilding of 15 m².

COMFORT AND FEATURES

- 3 bedrooms
- 2 bathrooms
- Fully equipped kitchen
- Individual gas heating
- Air conditioning
- High-performance glazing (aluminium and wood)
- Renovation in 2022
- Garage, basement and outbuilding

LOCATION

- Shops: 100 m
- Schools: 100 m
- Public transport: 150 m
- Sports centre: 200 m
- Easy access to motorway

ADDITIONAL HIGHLIGHTS

- G-score: A
- P-score: A
- Mobiscore: 6

FINANCIAL

- Price: € 358.000,00
- Available: Tbd with the owner
- Liberal profession possible: No

BUILDING

- Habitable surface: 163,00 m²
- Fronts: 3
- Construction year: 1967
- Renovation: 2022
- State: Renovated
- Number of floors: 3
- Main area: 100 m²
- Front width: 11,00 m

LOCATION

- Environment: Village, city
- School nearby: 100m
- Shops nearby: 100m
- Public transport nearby: 150m
- Highway nearby: Yes
- Sport center nearby: 200m
- Mobiscore: 6,00

TERRAIN

- Garden: Yes (80,00 m²)
- Orientation of the garden: East

Outhouse: 15,00 m²
Orientation facade: North

COMFORT

Handicap friendly: No
Elevator: No
Air conditioning: Yes
Pool: No

ENERGY

EPC score: 329
EPC code: 20210201-0002367038-RES-1
EPC class: D
Glazing type: High efficiency glass
Windows: Aluminium and wood
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LAYOUT

Entrance hall: 4,00 m²
Living room: 25,00 m²
Kitchen: 2,00 m², hyper equipped
Nighthall: 5,00 m²
Bedroom 1: 15,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 9,00 m²
Bathroom 1: 13,00 m²
Bathroom type: All comfort
Bathroom 2 : 3,00 m²
Toilets: 2
Roof terrace: No
Cellar: 7,00 m²

PLANNING

Building permission: Yes
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: No
Water-sensitive open space area: No
Urban info: Yes
Obligation to renovate: No
G-score: A
P-score: A
Summons: No
Heritage Protected: No
Servitude: No

PARKING

Garage: 1
Garage surface area: 15,00 m²