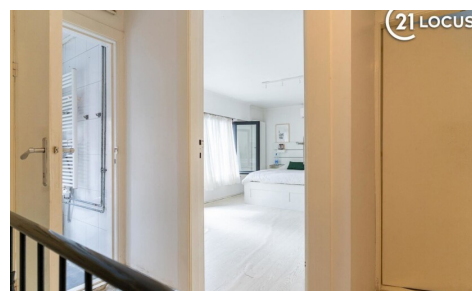
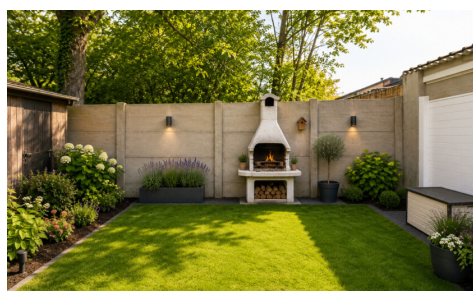


## FOR SALE - HOUSE

Sint-Laurentiusstraat 5, 9130 Verrebroek

**€ 358.000**

**Ref. 7781940**



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

Surf. Living: 163m<sup>2</sup>  
Neighbourhood: Village

PEB/EPB: 329kwh/m<sup>2</sup>/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 m<sup>2</sup>  
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 m<sup>2</sup>  
Living room: 25,00 m<sup>2</sup>  
Kitchen: 2,00 m<sup>2</sup>, hyper equipped  
Nighthall: 5,00 m<sup>2</sup>  
Bedroom 1: 15,00 m<sup>2</sup>  
Bedroom 2: 15,00 m<sup>2</sup>  
Bedroom 3: 9,00 m<sup>2</sup>  
Bathroom 1: 13,00 m<sup>2</sup>  
Bathroom type: All comfort  
Bathroom 2 : 3,00 m<sup>2</sup>  
Toilets: 2  
Roof terrace: No  
Cellar: 7,00 m<sup>2</sup>

## 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 m<sup>2</sup>