

## FOR SALE - STUDIO

Casinostraat 16 B46, 8370 Blankenberge

€ 135.000

Ref. 5614081



Number of bathrooms: 1  
Availability: tbd with the owner

Surf. Living: 30m<sup>2</sup>  
Surf. Plot: 30m<sup>2</sup>  
Neighbourhood: Free sight

PEB/EPB: 201kwh/m<sup>2</sup>/j  
Glazing type: High efficiency glass

# DESCRIPTION

## Location & Accessibility

Just a stone's throw from the sea dike, with excellent public transport links and within walking distance of shops and cafés. Perfect for those who value comfort and mobility.

## Interior & Finishes

This studio has been completely renovated and is modernly furnished. The entrance opens directly into the living area with an open kitchen. The fully equipped kitchen includes a stovetop, extractor hood, built-in fridge, combi-oven, and dishwasher.

## Sanitary Facilities

The layout features a guest toilet and a bathroom with a spacious walk-in shower, all finished with attention to detail.

## Comfort & Energy Efficiency

Electric heating paired with a very favorable EPC rating ensures energy-efficient living. Additionally, the studio is entirely asbestos-free!

## Highlights at a Glance

Ready to move in: modern, tastefully furnished, and fully renovated

Prime location: only 50 m from the beach and seafront

Fully equipped kitchen with appliances

Separate guest toilet + bathroom with walk-in shower

Energy-efficient and asbestos-free

## Ideal For:

Personal use as a vacation home or second residence

Investors looking to continue with an existing rental history

## Interested?

Contact us without obligation for more information or to schedule a viewing. This studio offers both personal enjoyment and appealing investment potential.

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## FINANCIAL

Price: € 135.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 396,00

## BUILDING

Habitable surface: 30,00 m²

Fronts: 2

Construction year: 1959

Renovation: 2023

State: Very good state

Floor: 4

Number of floors: 9

Front width: 6,00 m

Orientation facade: South

## LOCATION

Environment: Free sight, central

Shops nearby: 50m

Public transport nearby: 650m

Train station nearby: 650m

Sport center nearby: 950m

Beach nearby: 50m

Mobiscore: 8,80

## TERRAIN

Ground area: 30,00 m²

## LAYOUT

Living room: 24,00 m²

Kitchen: 3,00 m², hyper equipped

Bathroom 1: 3,00 m²

## COMFORT

Furnished: Yes

Handicap friendly: No

Elevator: Yes

Pool: No

## ENERGY

EPC score: 201

EPC code: 202007240002297212-RES-1

EPC class: C

Glazing type: High efficiency glass

Electricity certificate: Yes, conform

Bathroom type: Shower

Toilets: 1

## 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

G-score: A

P-score: A