



Stationsstraat 34 , 8470 Gistel

Phone number: 059 / 508 555

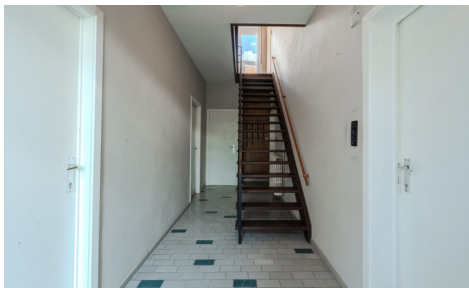
E-mail: kris.bauwens@huisid.immo

For sale - House

€ 349.000

Markt 18, 8480

Ref.



Number of bedrooms: 5

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 265m²

Surf. Plot: 459m²

Neighbourhood: Market

PEB/EPB: 347kwh/m²/j

Description

Behind this stately façade on the Markt in Ichtegem, you will discover a spacious home with numerous possibilities and a sunny, south-facing garden. A place where you can start your housing project! The generous entrance hall leads to two separate rooms on the ground floor. Ideal as extra bedrooms, an office or a practice space for a liberal profession. You will also find a bright living area with an adjoining separate kitchen. The adjoining laundry room and integrated garage provide extra practical comfort. The house has a cellar and outdoor storage space. Upstairs, there are three fully-fledged bedrooms, a bathroom with fitted wardrobes and a storage cupboard. The attic also offers plenty of opportunities to create additional rooms and further tailor the house to your wishes. Outside, the south-facing terrace and garden invite you to enjoy the sun. Looking for a house with character, space and potential in the centre of Ichtegem? Here your future finds a home. ASKING PRICE: Every bid is discussed with the owners, who may or may not accept the offer. For more information or a viewing, contact Kris via 059 / 508 555 or email info@huisid.immo.

Financial

Price: € 349.000,00

VAT applied: No

Available: At the contract

Liberal profession possible: Yes (24,00 m²)

Location

Environment: Market, commercial environment

School nearby: 350m

Shops nearby: 100m

Public transport nearby: 100m

Building

Habitable surface: 265,00 m²

Fronts: 3

Construction year: 1968

Renovation: 2015

State: To be renovated

Outhouse: Yes

Type roof: Saddle roof

Orientation rear: East

Orientation facade: West

Terrain

Ground area: 459,00 m²

Garden: Yes

Orientation terrace 1: South

Layout

Living room: 30,00 m²

Kitchen: 14,00 m², US semi fitted

Bureau: Yes

Veranda: No

Bedroom 1: 18,00 m²

Bedroom 2: 15,00 m²

Bedroom 3: 11,00 m²

Bedroom 4: 11,00 m²

Bedroom 5: 10,00 m²

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 2

Balcony: No

Laundry: Yes

Cellar: Yes

Ventilated space: No

Attic: Yes

Comfort

Furnished: No

Handicap friendly: No

Concierge: No

Alarm: No

Parlophone: No

Videophone: No

Smoke detector: Yes

Elevator: No

Blinds: No

Security door: No

Air conditioning: No

Pool: No

BBQ: No

Specific area

Shopfloor: Yes

Security

Access control: No

Energy

EPC score: 347

EPC code: 20260908-0003949790-RES-2

EPC class: D

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Condensation

Heating: Individual

Oil tank: Nos

Technics

Electricity: Yes

Phone cables: Yes

Phone syst.: No

Water cleaning installation: No

Septic well: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

Planning

Building permission: No

Destination: Living zone with a cult., hist. and/or aesthetic value

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date: 30/05/2023

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Servitude: No

Management measures recorded in the register of measures: No

Parking

Garage: 1

Parking cars: 1

Carport: No

Parkings outside: Yes

Parkings inside: Yes