



Stationsstraat 34 , 8479 Gistel

**Phone number:** 0470 / 51 04 09

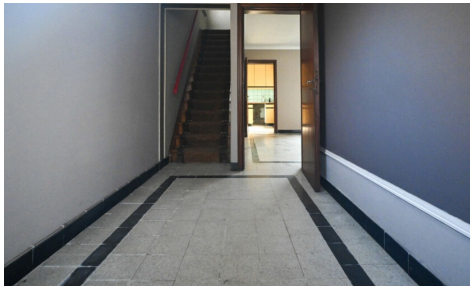
**E-mail:** kris.bauwens@huisid.immo

## For sale - House

Stationsstraat 199, 8480 Ichtegem

On request

Ref. 7702992



Number of bedrooms: 3

Surf. Living: 122m<sup>2</sup>

PEB/EPB: 995kwh/m<sup>2</sup>/j

Surf. Plot: 315m<sup>2</sup>

## Description

Welcome to this charming corner house to renovate, located close to the Statieput and Groene 62 in Eernegem (Ichtegem). This well-oriented corner property offers a layout with many possibilities. There is a spacious entrance hall, three large bedrooms with the possibility to create extra rooms in the attic, and a generous living area. With the necessary adjustments, this house can grow into a fantastic place to live. The large, sunny garden is an absolute asset for anyone who loves outdoor living. There is a spacious garage and storage area. Thanks to its central location, shops, schools, and public transport are within walking distance. This house is a unique opportunity for young families, first-time buyers, or investors dreaming of adapting their home with garden and garage to their own taste and wishes. Are you ready to take on this project? Contact us quickly for a viewing and be surprised by the possibilities. For more information or a visit, call 0470 / 51 04 09 or email [kris.bauwens@albert.immo](mailto:kris.bauwens@albert.immo)

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## Financial

Price: Info at the office

## Building

Habitable surface: 122,00 m<sup>2</sup>

Fronts: 3

Construction year: 159

State: To be renovated

## Comfort

Air conditioning: No

## Energy

EPC score: 995

EPC code: 20231025-0003024790-RES-1

EPC class: F

Double glazing: Yes

Heating type: Gas burner

## Terrain

Ground area: 315,00 m<sup>2</sup>

Garden: Yes

## Layout

Kitchen: Yes

Toilets: 1

## Planning

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Flooding area: Not located in flood area

## Parking

Garage: Yes