Stationsstraat 34 , 8470 Gistel
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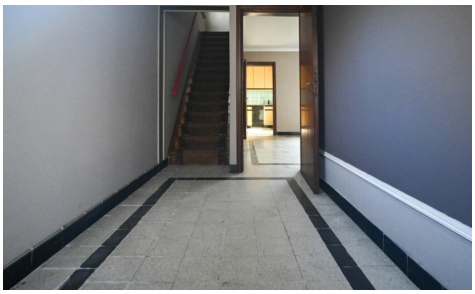
For sale - House

Make an offer starting from € 169.000

Stationsstraat 199, 8480

Ref.









Number of bedrooms: 3
Availability: tbd with the owner

Surf. Living: 122m²
Surf. Plot: 315m²
Neighbourhood: countryside

PEB/EPB: 995kwh/m²/j

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

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Financial

Price: Make an offer starting from € 169.000,00
VAT applied: No
Available: Tbd with the owner
Liberal profession possible: No

Building

Habitable surface: 122,00 m²
Fronts: 3
Construction year: 159
State: To be renovated
Outhouse: Yes
Orientation rear: South
Orientation facade: East

Comfort

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

Specific area

Shopfloor: Yes

Energy

EPC score: 995
EPC code: 20231025-0003024790-RES-1
EPC class: F
Double glazing: Yes
Electricity certificate: No

Location

Environment: Countryside, city
School nearby: 1.000m
Childcare nearby: Yes
Shops nearby: 1.000m
Public transport nearby: Yes

Terrain

Ground area: 315,00 m²
Garden: Yes

Layout

Kitchen: Yes, US semi fitted
Bathroom type: Not fitted
Shower rooms: 0
Toilets: 1
Balcony: No

Technics

Electricity: Yes
Phone cables: Yes
Water cleaning installation: No
Septic well: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

Planning

Building permission: Yes
Destination: Living zone

Heating type: Gas burner
Water tank: Yes
Oil tank: Nos

Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: No
Water-sensitive open space area: No
Asbestos inventary certificate: Yes
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: Yes