



Stationsstraat 34 , 8470 Gistel

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For sale - House

€ 490.000

Mosselstraat 27, 8470

Ref.



Number of bedrooms: 3

Number of bathrooms: 1

Availability: at delivery

Surf. Living: 165m²

Surf. Plot: 638m²

Neighbourhood: Popular area

PEB/EPB: 28kwh/m²/j

Description

Financial

Price: € 490.000,00
VAT applied: Yes
Available: At delivery

Building

Habitable surface: 165,00 m²
Fronts: 3
Construction year: 2026
State: Ready to start building
Number of floors: 2
Outhouse: No
Type roof: Saddle roof
Orientation rear: South-west
Orientation facade: North

Comfort

Handicap friendly: No
Elevator: No
Pool: No
BBQ: No

Specific area

Shopfloor: No

Energy

EPC score: 28
EPC total score: 28 kWh/year
EPC class: A
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Hot air pump
Water tank: Yes
Oil tank: Nos

Location

Environment: Popular area
School nearby: 250m
Shops nearby: 250m
Public transport nearby: 250m

Terrain

Ground area: 638,00 m²
Garden: Yes
Orientation terrace 1: South-west

Layout

Living room: 27,00 m²
Dining room: 16,00 m²
Kitchen: 13,00 m², US hyper equipped
Bureau: No
Veranda: No
Bedroom 1: 15,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 14,00 m²
Shower rooms: 1
Toilets: 2
Balcony: No
Laundry: Yes
Cellar: No
Ventilated space: Yes
Attic: Yes

Technics

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

Planning

Building permission: Yes, granted

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Water-sensitive open space area: No

Obligation to renovate: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Servitude: No

Management measures recorded in the register of measures: No

Parking

Parking cars: 2

Carport: Yes

Parkings outside: Yes

Parkings inside: No