



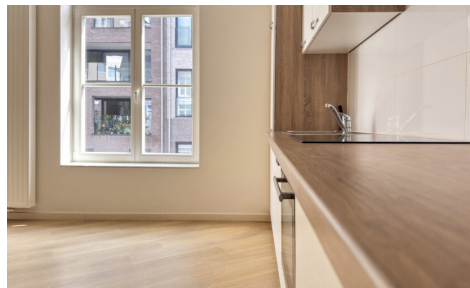
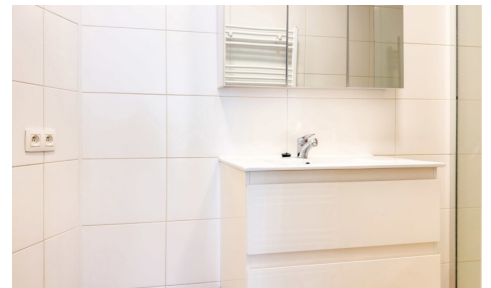
Stationsstraat 34 , 8470 Gistel
Phone number: 059 / 508 555
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For sale - Studio

€ 169.000

Christinastraat 121 B101, 8400 Oostende

Ref.



Number of bathrooms: 1
Availability: immediately

Surf. Living: 50m²
Neighbourhood: city Center

PEB/EPB: 180kwh/m²/j

Description

Are you looking for a move-in ready studio in Ostend in a prime location? Then this spacious studio on Christinastraat 121, located between the vibrant Kapellestraat and the green Leopoldpark, is definitely worth a visit. This attractive studio is situated on the first floor of a stately and fully renovated building in the heart of Ostend. Thanks to a thorough renovation, the building meets contemporary housing standards, and the studio enjoys a favourable EPC label B, ensuring an energy-efficient and comfortable living experience. The studio features a fitted kitchen and a surprisingly spacious living area with enough room for a cosy sitting corner, dining area and sleeping space. There is also a practical storage/laundry room, a separate toilet, and a well-kept bathroom equipped with a washbasin and a modern walk-in shower. An added bonus is the communal bicycle storage on the ground floor, ideal for those who want to move easily through Ostend's city centre or like to explore the coast and surrounding cycling routes. Thanks to the central location, shops, restaurants, public transport, the beach, the seafront promenade and numerous leisure facilities are all within walking distance. This studio is therefore an excellent choice as a starter home, second residence by the sea, or as a property investment with interesting rental potential in Ostend. Are you looking for a studio for sale in Ostend with an excellent location and favourable energy label? Then contact Kris Bauwens at Huis ID today for more information or a visit on location. Call Kris on: 059 / 508 555 Email Kris at: kris.bauwens@huisid.immo

Financial

Price: € 169.000,00

VAT applied: No

Available: Immediately

Building

Habitable surface: 50,00 m²

Fronts: 2

Construction year: 1918

Renovation: 2019

State: Very good state

Floor: 1

Number of floors: 4

Comfort

Furnished: No

Pets allowed: Yes

Handicap friendly: No

Parlophone: Yes

Videophone: No

Smoke detector: Yes

Elevator: No

Air conditioning: No

Pool: No

Energy

EPC score: 180

Location

Environment: City Center, Suburb

School nearby: 100m

Shops nearby: 50m

Public transport nearby: 100m

Highway nearby: 2.000m

Train station nearby: Yes

Sport center nearby: 1.000m

Beach nearby: 800m

Terrain

Garden: No

Layout

Kitchen: Yes, fully fitted

Bureau: No

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Balcony: No

Laundry: Yes

Cellar: Yes

Technics

Electricity: Yes

Phone cables: Yes

Phone syst.: No

EPC code: 20190424-0002153857-RES-1

EPC class: B

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Condensation

Sewage: Yes

Gas: Yes

Water: Yes

Planning

Building permission: Yes

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

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: Yes

Parcelling permission: No

Water-sensitive open space area: No

Obligation to renovate: No

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Summons: No

Servitude: No

Management measures recorded in the register of measures: No

Parking

Garage: 0

Parking cars: 0

Carport: No

Bicycle storage: Yes