



Stationsstraat 34 , 8479 Gistel

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For sale - Villa

Jachtstraat 9, 8450 Bredene

On request

Ref. 7704243



Number of bedrooms: 3
Number of bathrooms: 1

Surf. Living: 209m²
Surf. Plot: 693m²

PEB/EPB: 149kwh/m²/j

Description

Beautifully located, timeless open-plan house close to the Spuikom in Bredene. This quietly located villa is situated in a dead-end street at the beginning of Vicognelaan in Bredene. The house comprises a spacious entrance hall with guest toilet, a large and bright living space that has been extended with an orangery. The renovated, practical kitchen exudes charm and timeless elegance! Furthermore, the house offers a large office space, making working from home very comfortable. Adjacent is a separate laundry room, and a garage with attic space has been added. Upstairs, there is a night hall, three full-sized bedrooms, one of which is very spacious, and a fully equipped bathroom. Around the house there is a beautifully landscaped garden, provided with several sun terraces. This way you can enjoy the sun at any time of the day! The house has been fitted with a brand new heating system, providing the comfort you need! Are you looking for a beautiful home in a rarely available location in Bredene? Then this house is definitely something for you! For more information or a visit, email kris.bauwens@albert.immo or call 0470 / 51 04 09.

Financial

Price: Info at the office

Building

Habitable surface: 209,00 m²

Fronts: 4

Construction year: 1990

State: Good state

Number of floors: 1

Comfort

Air conditioning: Yes

Energy

EPC score: 149

EPC code: 20260308-0003639740-RES-2

EPC class: B

Double glazing: Yes

Heating type: Electrical accumulators

Terrain

Ground area: 693,00 m²

Garden: Yes

Layout

Kitchen: 15,00 m², US hyper equipped

Bedroom 1: 18,00 m²

Bedroom 2: 15,00 m²

Bedroom 3: 12,00 m²

Toilets: 2

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