



Stationsstraat 34 , 8479 Gistel

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For sale - Villa

€ 1.195.000

Duinenlaan 112, 8434 Westende

Ref.



Number of bedrooms: 8

Number of bathrooms: 6

Garages: 1

Availability: tbd with the owner

Surf. Living: 562m²

Surf. Plot: 646m²

Neighbourhood: Coastline

Description

Financial

Price: € 1.195.000,00
VAT applied: No
Available: Tbd with the owner
Land registry income: € 1.972,00

Building

Habitable surface: 562,00 m²
Fronts: 4
Construction year: 1946
Renovation: 2025
State: Very good state
Outhouse: Yes
Type roof: Mansarde roof
Orientation rear: South-west

Comfort

Handicap friendly: No
Parlophone: No
Smoke detector: Yes
Elevator: No
Air conditioning: No
Pool: No
BBQ: No

Energy

EPC total score: 335 kWh/year
EPC code: 20150818-0001785395-1
EPC class: D
Double glazing: Yes
Windows: Wood or pvc
Electricity certificate: No
Heating type: Condensation

Location

Environment: Coastline, walking distance from beach

Terrain

Ground area: 646,00 m²
Garden: Yes

Layout

Kitchen: Yes, hyper equipped
Bureau: Yes
Veranda: Yes
Bathroom type: All comfort
Shower rooms: 6
Toilets: 6
Balcony: Yes
Laundry: Yes
Cellar: Yes
Ventilated space: Yes
Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes
Phone syst.: No
Water cleaning installation: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

Planning

Building permission: Yes
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
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

Servitude: No

Management measures recorded in the register of
measures: No

Parking

Garage: 1

Parking cars: 2

Carport: No

Parkings outside: Yes

Parkings inside: Yes