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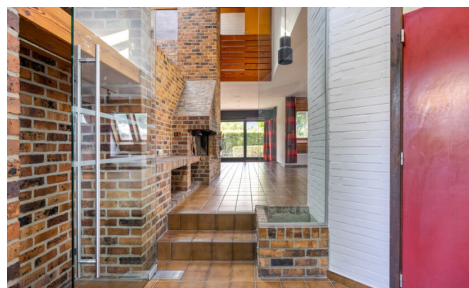
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FOR SALE - VILLA

Serrenstraat 6, 3051 Sint-Joris-Weert

€ 495.000

Ref. 7046652



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 170m²
Surf. Plot: 592m²
Surf. terrace: 20m²
Neighbourhood: quiet

PEB/EPB: 116kwh/m²/j

DESCRIPTION

Unique architectural villa from the 1980s, ideally located in the center of Sint-Joris-Weert on a plot of 5a92ca. Very quiet location in a dead-end street next to supermarket, schools, public transport, and all amenities.

Ground floor: entrance hall, separate toilet with washbasin, 42m² living room with open fireplace and sliding door to terrace, 13m² kitchen (to be renovated), storage/laundry room with access to the garden, garage, cellar, and crawl space.

First floor: mezzanine/void/TV area/office, hall, bathroom with shower, bathtub, and double sink in cabinet, 3 bedrooms.

Outdoor space: pleasant terrace, private garden. South orientation.

Other information: favorable EPC label B, underfloor heating, recent condensing gas boiler, 20 solar panels, double glazing.

FINANCIAL

Price: € 495.000,00

Available: Tbd with the owner

Land tax: € 1.593,00

BUILDING

Habitable surface: 170,00 m²

Fronts: 4

Construction year: 1980

State: Good state

Orientation rear: South

COMFORT

Furnished: No

Fireplace: Yes

ENERGY

EPC score: 116

EPC code: 20231204-0003056562-RES-1

EPC class: B

Isolation: Yes

Double glazing: Yes

Windows: Wood

Heating: Individual

Solar panels: Yes

LOCATION

Environment: Quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 592,00 m²

Garden: Yes

Orientation terrace 1: South

LAYOUT

Entrance hall: 5,00 m²

Living room: 42,00 m²

Kitchen: 13,00 m², fully fitted

Nighthall: 6,00 m²

Bedroom 1: 13,00 m²

Bedroom 2: 13,00 m²

Bedroom 3: 12,00 m²

Bathroom 1: 8,00 m²

Toilets: 2

Terrace: 20,00 m²

Laundry: 9,00 m²

Cellar: 16,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 1