



Connect

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## FOR SALE - FAMILY HOUSE

Reststraat 76, 3390 Tielt-Winge

€ 399.000

Ref. 6628359



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 2

Availability: at the contract

Surf. Living: 264m<sup>2</sup>

Surf. Plot: 2178m<sup>2</sup>

Surf. terrace: 30m<sup>2</sup>

Neighbourhood: countryside

PEB/EPB: 348kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 399.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 646,00

## BUILDING

Habitable surface: 264,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1935  
State: Good state  
Type roof: Saddle roof  
Orientation rear: South  
Orientation facade: North

## COMFORT

Furnished: No  
Elevator: No

## ENERGY

EPC score: 348  
EPC code: 20250113-0003500399-RES-2  
EPC class: D  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Oil (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Countryside, open place  
Public transport nearby: Yes

## TERRAIN

Ground area: 2.178,00 m<sup>2</sup>  
Garden: Yes  
Orientation terrace 1: South


## LAYOUT

Kitchen: Yes  
Bathroom type: Shower  
Toilets: 1  
Terrace: 30,00 m<sup>2</sup>  
Cellar: Yes  
Attic: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Water: Yes

## PLANNING

Destination: Rural residential area  
Building permission: Not disclosed  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
23/01/2025  
Intimation: No  
Flooding area: Not located in flood area  
G-score: C  
P-score:  D  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## **PARKING**

Garage: 2

Carport: Yes

Parkings outside: 4

Parkings inside: 2