



Connect

Phone number:

E-mail:

## FOR SALE - HOUSE

Buvingenstraat 4 Ba, 3890 Gingelom

€ 515.000

Ref. 6346121



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 248m<sup>2</sup>

Surf. Plot: 1319m<sup>2</sup>

Neighbourhood: countryside

PEB/EPB: 275kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 515.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 743,00

## BUILDING

Habitable surface: 248,00 m²  
Fronts: 4  
Construction year: 2005  
State: Good state  
Main area: 150 m²  
Front width: 6,00 m  
Type roof: Flat roof  
Orientation rear: East  
Orientation facade: West

## COMFORT

Furnished: No  
Alarm: Yes  
Elevator: No  
Pool: Yes  
Sauna: Yes

## SPECIFIC AREA

Warehouse: 7,00 m²

## ENERGY

EPC score: 275  
EPC code: 20241210-0003465689-RES-1  
EPC class: C  
Isolation: Yes  
Windows: Aluminium  
Electricity certificate: Yes, not conform  
Heating type: Hot air pump (oil)  
Water tank: Yes

## LOCATION

Environment: Countryside  
School nearby: 1.400m  
Shops nearby: 1.700m  
Public transport nearby: 65m  
Highway nearby: 6.500m

## TERRAIN

Ground area: 1.319,00 m²  
Width at the street: 17,00 m  
Garden: Yes (735,00 m²)

## LAYOUT

Entrance hall: 13,00 m²  
Living room: 28,00 m²  
Dining room: 21,00 m²  
Kitchen: 19,00 m², hyper equipped  
Storage: Yes  
Bureau: 16,00 m²  
Veranda: Yes  
Bedroom 1: 22,00 m²  
Bedroom 2: 21,00 m²  
Bedroom 3: 15,00 m²  
Dressings: 10,00 m²  
Bathroom type: Shower  
Toilets: 2  
Cellar: 120,00 m²

## TECHNICS

Electricity: Yes  
Sewage: Yes  
Water: Yes

## PLANNING

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Intimation: No  
G-score: 🏠 D

P-score: 🧑 D

Water-sensitive open space area: No

Summons: No

Servitude: No

## **PARKING**

Garage: 1

Parkings outside: 2

Parkings inside: Yes