



Connect

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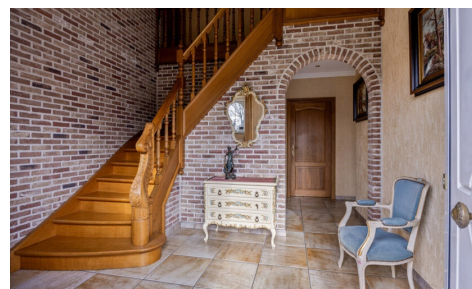
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## FOR SALE - VILLA

Leuvensesteenweg 74, 3390 Tielt-Winge

€ 585.000

Ref. 6630082



Number of bedrooms: 5

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 282m<sup>2</sup>

Surf. Plot: 1125m<sup>2</sup>

Surf. terrace: 37m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 247kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 585.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.376,00

## BUILDING

Habitable surface: 282,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 2002  
State: Good state  
Number of floors: 2  
Type roof: Saddle roof  
Orientation rear: South  
Orientation facade: North

## COMFORT

Furnished: No  
Elevator: No

## ENERGY

EPC score: 247  
EPC code: 20250313-0003551740-RES-1  
EPC class: C  
Double glazing: Yes  
Windows: Aluminium  
Heating type: Oil (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Central  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 1.125,00 m<sup>2</sup>  
Garden: Yes  
Orientation terrace 1: South

## LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: Shower  
Toilets: 2  
Terrace: 37,40 m<sup>2</sup>  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## TECHNICS

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

## PLANNING

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## PARKING

Garage: 1

Parkings outside: Yes

Parkings inside: 2