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# **FOR SALE - FAMILY HOUSE**

€ 535.000

Ref. 7219743

Keulestraat 27, 3390 Tielt-Winge









Number of bedrooms: 3 Number of bathrooms: 2 Availability: at the contract Surf. Living: 174m<sup>2</sup> Surf. Plot: 417m<sup>2</sup> Neighbourhood: quiet PEB/EPB: -10kwh/m²/j

## **DESCRIPTION**

#### FINANCIAL

Price: € 535.000,00 VAT applied: Yes

Available: At the contract

## BUILDING

Habitable surface: 174,00 m<sup>2</sup>

Fronts: 3

Construction year: 2025

State: New

Number of floors: 2
Type roof: Flat roof
Orientation rear: South
Orientation facade: North

## **COMFORT**

Furnished: No Elevator: No

### **ENERGY**

EPC score: -10

EPC code: 24135-G-

OMV\_2022101289/EP10426/A001/D01/SD001

EPC class: Ap

Double glazing: Yes Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Hot air pump

Heating: Individual Water tank: Yes

### LOCATION

Environment: Quiet, central

School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes Highway nearby: 4.500m Sport center nearby: Yes

## **TERRAIN**

Ground area: 417,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: South

## **LAYOUT**

Kitchen: Yes, hyper equipped

Bureau: Yes

Bathroom type: Shower and bath tub

Toilets: 2 Laundry: Yes

Ventilated space: Yes

## **TECHNICS**

Electricity: Yes Water: Yes

## **PLANNING**

Destination: Rural residential area

Building permission: Yes

Parcelling permission: Not disclosed

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: 0

Parkings outside: 2 Parkings inside: 0