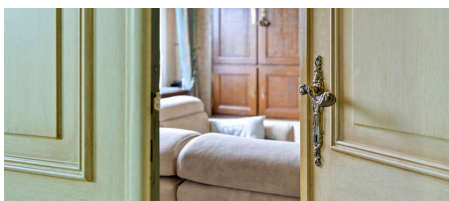
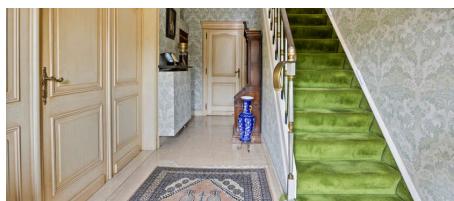


For sale - Villa

€ 597.000**Brakelsesteenweg 392, 9400 Ninove****Ref. 6658775**

Number of bedrooms: 5
Number of bathrooms: 2
Garages: 2
Availability: at the contract

Surf. Living: 250m²
Surf. Plot: 2824m²
Surf. terrace: 50m²
Neighbourhood: central

PEB/EPB: 627kwh/m²/j
Glazing type: acoustic isol.

Description

Spacious villa with annex, double garage, attics, and beautiful views of the fields behind. Centrally located, this villa combines space, potential, and flexibility in one unique property. It features three large bedrooms, a bright living room, a kitchen, utility room, office, and a generous storage area. The kitchen and bathroom could use a refresh, offering the perfect opportunity to renovate to your own taste. At the back, you'll find a large garden with open views of surrounding greenery and fields – ideal for those who appreciate a natural and peaceful setting close to home. Above the double garage is a fully equipped apartment with a separate entrance, perfectly suited for assisted living, multigenerational housing or rental purposes. Additionally, the house has two spacious attics that can easily be converted into extra bedrooms or hobby rooms. For parking, there are two garages – one of which is suitable for a van or light truck – and about ten outdoor parking spaces on the property. This versatile home is fully fenced, well maintained, and ideal for large families or self-employed professionals. The information provided and the indicated areas are purely indicative and do not imply any legal obligation.

Financial

Price: € 597.000,00

VAT applied: No

Available: At the contract

Servitude: No

Building

Habitable surface: 250,00 m²

Fronts: 4

Construction year: 1951

State: To be refreshed

Number of floors: 2

Main area: 250 m²

Front width: 15,00 m

Type roof: Saddle roof

Orientation rear: South

Orientation facade: North

Comfort

Furnished: No

Energy

EPC score: 627 kWh/m²/year

EPC code: 20250403-0003569952-RES-1

EPC class: F

Glazing type: Acoustic isol.

Windows: Vinyl

Heating type: Oil (centr. heat.)

Oil tank: 5.000 L

Location

Environment: Central, commercial environment

School nearby: 3.000m

Shops nearby: 1.000m

Highway nearby: 20.000m

Sport center nearby: 1.000m

Terrain

Ground area: 2.824,00 m²

Width at the street: 26,80 m

Garden: Yes (1.810,00 m²)

Orientation terrace 1: South

Layout

Living room: 20,00 m²

Dining room: 45,00 m²

Kitchen: 11,70 m², US semi fitted

Bureau: 10,00 m²

Bedroom 1: 10,30 m²

Bedroom 2: 24,00 m²

Bedroom 3: 18,50 m²

Bedroom 4: 9,50 m²

Bedroom 5: 12,50 m²

Bathroom type: Bath

Toilets: 3

Terrace: 50,00 m²

Second terrace: 50,00 m²

Laundry: Yes

Cellar: Yes

Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Rural residential area

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Parking

Garage: 2

Parkings outside: 10

Parkings inside: 6