

House to be renovated with back garden entrance

€ 239.000

Ijzerenveld 74, 2860 Sint-katelijne-waver



2



151 m²



83 m²



Closed building with 2 bedrooms and garden with rear access.

A cosy family home with separate entrance hall and open living room that flows seamlessly into a simple but functional kitchen. Further downstairs you will find a bathroom (to be renovated) with a separate toilet. From the kitchen and the bathroom you have direct access to a covered terrace and a nice garden with a second terrace. A handy garden shed accessible via a rear entrance, is ideal for storing bicycles, etc. On the first floor of this house are two spacious rooms, offering plenty of possibilities for a family or to receive guests. Additional storage space is possible in the dry cellar. A brand new condensing gas wall boiler has already been installed. With an investment of around 10,000 euros in the renovation and insulation of the roof, you can obtain an energy performance certificate (EPC) with label C.

The property has an excellent location, close to major approach roads and public transport, providing convenient and easy accessibility.

Characteristics

GENERAL

Address:	Ijzerenveld 74 2860 Sint-katelijne-waver
Price:	€ 239.000
Ground area:	151 m ²
Habitable surface:	83 m ²
Number of bedrooms:	2
Number of bathrooms:	1
Construction year:	1949
Cadastral income:	€428
Availability:	Lease contract to respect

LAYOUT

Entrance Hall:	6.61 m ²
Living:	11.98 m ²
Dining Room:	19.18 m ²
Kitchen:	7.4 m ²
Bathroom 1:	8.1 m ²
Night Hall:	1.78 m ²
Bedroom 1:	14.92 m ²
Bedroom 2:	13.56 m ²
Basement:	6.61 m ²
Covered Terrace:	14.9 m ²
Terrace:	18.04 m ²
Garden:	61.34 m ²

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COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Alu

EPC

EPC:	481 kWh/m ²
EPC level:	E

ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	Not applicable
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area