



Populierenlaan 70 , 9470 Denderleeuw

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## For sale - Villa

€ 499.500

Zandloperstraat 140, 9000 Ghent

Ref. 7682884



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 212m<sup>2</sup>

Surf. Plot: 471m<sup>2</sup>

Neighbourhood: Free sight

PEB/EPB: 384kwh/m<sup>2</sup>/j

# Description

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## Financial

Price: € 499.500,00  
Available: At the contract  
Land registry income: € 1.474,00

## Building

Habitable surface: 212,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1965  
State: Good state  
Main area: 144 m<sup>2</sup>  
Type roof: Flat roof  
Orientation facade: South

## Comfort

Videophone: Yes  
Blinds: Yes

## Security

Access control: Yes  
Access control type: Badge

## Energy

EPC score: 384  
EPC code: 20260505-0003852362-RES-2  
EPC class: D  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, not conform  
Heating type: Oil (centr. heat.)  
Water tank: Yes  
Oil tank: 3.200 L

## Location

Environment: Free sight, residential area

## Terrain

Ground area: 471,00 m<sup>2</sup>  
Width at the street: 20,00 m  
Garden: Yes (363,00 m<sup>2</sup>)

## Layout

Kitchen: Yes, fully fitted  
Bureau: 12,00 m<sup>2</sup>  
Bedroom 1: 20,00 m<sup>2</sup>  
Bedroom 2: 11,00 m<sup>2</sup>  
Bedroom 3: 7,00 m<sup>2</sup>  
Bedroom 4: 15,00 m<sup>2</sup>  
Bathroom type: Shower  
Shower rooms: 1  
Toilets: 2  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## Technics

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Water: Yes

## Planning

Building permission: Yes  
Destination: Living zone  
Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: Yes  
Parcelling permission: Not disclosed  
Water-sensitive open space area: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 23/02/2023

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

Management measures recorded in the register of  
measures: No

## **Parking**

Garage: 1

Parkings outside: 1