



Populierenlaan 70 , 9470 Denderleeuw

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For sale - Villa

€ 499.500

Zandloperstraat 140, 9000 Ghent

Ref. 7682884



Number of bedrooms: 4

Surf. Living: 212m²

PEB/EPB: 929kwh/m²/j

Number of bathrooms: 1

Surf. Plot: 471m²

Garages: 1

Neighbourhood: Free sight

Availability: at the contract

Description

Financial

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

Building

Habitable surface: 212,00 m²
Fronts: 4
Construction year: 1965
State: Good state
Main area: 144 m²
Type roof: Flat roof
Orientation facade: South

Comfort

Videophone: Yes
Blinds: Yes

Security

Access control: Yes
Access control type: Badge

Energy

EPC score: 929
EPC class: F
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 m²
Width at the street: 20,00 m
Garden: Yes (363,00 m²)

Layout

Kitchen: Yes, fully fitted
Bureau: 12,00 m²
Bedroom 1: 20,00 m²
Bedroom 2: 11,00 m²
Bedroom 3: 7,00 m²
Bedroom 4: 15,00 m²
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

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

G-score: A

P-score: A

Water-sensitive open space area: No

Summons: No

Servitude: No

Management measures recorded in the register of
measures: No

Parking

Garage: 1

Parkings outside: 1