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# FOR RENT - FAMILY HOUSE

**€ 1.550**

**Jef van Himbergenlaan 34, 2380**

**Ref. 4024**









Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: immediately

Surf. Living: 157m²
Surf. Plot: 822m²
Surf. terrace: 25m²
Neighbourhood: quiet

PEB/EPB: 277kwh/m²/j

## DESCRIPTION

***Questions ARE ONLY ACCEPTED AFTER RECEPTION OF COMPLETELY COMPLETED QUESTIONNAIRE YOU GET AFTER APPLICATION VIA THE SEARCH ENGINE ON THE IMMO SITE OR email us at info@echovastgoed.be***

Low-maintenance single-storey house with 3 bedrooms and garage in quiet, child-friendly neighbourhood

Layout

Entrance hall with cloakroom and guest toilet equipped with hand-washer. Spacious living room with cosy pellet stove that continues into the dining room and kitchen. The kitchen has its own breakfast corner and is fully equipped. Behind the kitchen is the very practical laundry room with fitted cupboards and access to the cellar. Also adjacent to the entrance hall are the 3 bedrooms and the bathroom. The bathroom has had a shower in the past, which can easily be restored. The attic can be accessed via a sliding staircase in the hallway.

Outside

The whole property is fenced and largely paved which is obviously very maintenance-friendly. The spacious garage and the adjoining storage room are a great added value to the property, but the cosy BBQ-house is also a must.

++Plus points++++

+Situated at the back of a cul-de-sac
+Largely paved
+Spacious garage with adjacent storage space
+Hardwood window frames with manual shutters for all windows
+Large attic

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## FINANCIAL

Price: € 1.550,00 per month
Available: Immediately
Land registry income: € 1.168,00

## BUILDING

Habitable surface: 157,00 m²
Fronts: 4
Construction year: 1992
State: Good state
Front width: 14,00 m

## ENERGY

EPC score: 277
EPC code: 2335690
EPC class: C
Double glazing: Yes, thermic isol.
Windows: Wood
Heating type: Gas
Heating: Individual

## LOCATION

Environment: Quiet, countryside
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: No
Train station nearby: No
Sport center nearby: No
Beach nearby: No

## TERRAIN

Ground area: 822,00 m²
Garden: Yes

## LAYOUT

Living room: 36,00 m²
Kitchen: 19,00 m², US fully fitted
Bedroom 1: 9,50 m²
Bedroom 2: 15,00 m²
Bedroom 3: 13,00 m²

Bathroom type: Shower in bath
Toilets: 2
Terrace: 25,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

## TECHNICS

Electricity: Yes
Sewage: Yes
Gas: Yes
Water: Yes

## PLANNING

Destination: Rural residential area
Intimation: No legal correction or administrative measure imposed
Servitude: No

## PARKING

Garage: 1
Parking cars: 5
Parkings outside: 4
Parkings inside: 1