

New house with breathtaking views and
 registration fees reduced to 3%

€ 329.000

Rue Des Vieilles Écoles 96, 6680
 Sainte-ode



3



750 m²



140 m²



Take advantage of the reduced rate of 3% for this beautiful new build home

We are pleased to present to you this newly built home, located in a quiet, green area with breathtaking views of the surrounding countryside and forests.

The house is located on a spacious plot of 750 m² and harmoniously combines comfort, light and nature.

Moreover, thanks to the favorable system of registration fees, you can enjoy the reduced rate of 3%, a nice extra asset with this property.

A bright living space that blends seamlessly with the open kitchen (not yet installed). Furthermore, the property features an entrance hall, a practical technical room,

3 comfortable bedrooms and 2 modern bathrooms with shower.

The southwest-oriented terrace is the ideal place to relax and enjoy the evening sun.

Also on a technical level this house meets the highest expectations: an energy-efficient heat pump, C+ ventilation system, compliant electrical installation

and an excellent PEB label A guarantee you maximum living comfort with minimal energy costs.

A turnkey home where quality, energy efficiency and living pleasure are key.

Interested or would like a visit? Contact ISIMMO at 0477/52.10.65 or info@isimmo.be and discover for yourself this unique opportunity.

Characteristics

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GENERAL

Address:	Rue Des Vieilles Écoles 96 6680 Sainte-ode
Price:	€ 329.000
Ground area:	750 m²
Habitable surface:	140 m²
Number of bedrooms:	3
Number of bathrooms:	2
Construction year:	2026
Cadastral income:	€0

LAYOUT

:	35.5 m²
Kitchen:	8.1 m²
Entrance Hall:	4.3 m²
Toilet 1:	1.5 m²
Washing Space:	5.6 m²
Bedroom 1:	11.8 m²
Bedroom 2:	11.8 m²
Bedroom 3:	10.9 m²
Bathroom 1:	5.2 m²
Toilet 2:	1.4 m²
Night Hall:	4.1 m²
Bathroom 2:	6.2 m²

COMFORT

Heating:	Individual
Glazing:	Double
Window frame:	Pvc

EPC

EPC:	49 kWh/m²
EPC level:	A
EPC unique code:	20260424500333

ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	Yes
Flood-sensitive area:	Not yet requested