

EST.  1989

Harbourtown

REAL ESTATE



Lagoen Hill 8 Lagoen

Asking price: \$310,000.-

Buyers costs not included

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Layout

You enter the house through the side of the house and you immediately enter the cozy living room with PVC laminate floor. If you continue, you will reach the kitchen (2018), which also offers space for a dining room table. The kitchen also has its own exit to the garden.

From the living area you enter a hall that gives access to the 2 separated bedrooms and the bathroom. Both bedrooms are air-conditioned, but it should be noted that they are never used. The bedrooms are well on the wind, so it is always pleasant.

At the side and back is a very spacious porch of 570 square feet (53,5 m2). From this terrace you have a truly unobstructed view over the countryside. But if you want to enjoy a really nice view, the roof terrace above is a better vantage point.

At the rear is a small storage space that can be used very well for the storage of your diving gear.

The house is distinguished by the fact that it gives residents a surprising amount of privacy.





DETAILS ABOUT THE HOUSE

- + Well maintained house
- + Lots privacy
- + Beautiful view of farmlands
- + Parking on site
- + Fully fenced

Building size:	137 m2
Lot size:	440 m2
	Full ownership
Number of bedrooms:	2
Number of bathrooms:	1
Year of construction:	1996
Furnished:	No



House on the wind with a lot of privacy!





ANNUAL COSTS

Property tax (Grondbelasting) $0,345\%$ x value property. *When property serves as main residence.*

Property tax (vastgoedbelasting):
 $0,91\%$ x value property. Tax-free: \$70.000,-
When property is second home.

No taxes are charged on rental income.

CLOSING COSTS

The costs of transfer (closing costs) are for account of the buyer, unless specifically mentioned otherwise. These consist of:

- 5% transfer tax
- Notary costs
- Registration costs cadastre

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