



261 250 €

**Buying house**

**4 rooms**

**Surface : 108 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Surface of the land : 915 m<sup>2</sup>**

**Year of construction : 1978**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : Rénové**

**Couverture : tiles**

**Amenities :**

fireplace, Chambre de plain-pied, double glazing, calm

3 bedroom

1 terrace

1 bathroom

1 WC

2 garages

1 parking

1 cellar

**Legal information**

261 250 € fees included

4,50% VAT of fees paid by the buyer (250 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### House 75 Wormhout

Single-story detached house with a full basement, featuring a living-dining room with a gas-insert fireplace, open to a fitted and equipped kitchen, 3 bedrooms, a bathroom, a toilet, and a conservatory. Terrace, garden with a garden shed. Tandem garage for 2 cars and parking spaces in front of the house.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1870 and 2570 € (reference year 2023)  
Document non contractuel - 06/06/2026



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Carte professionnelle CPI59052025000000001 - RCS 939447454

Code NAF 6831Z - SIRET 93944745400017 - Document non contractuel