



€ 2.200.000 | GENT | REF. 7287566



LIVING SURFACE

444 m²



LAND SURFACE

245 m²



BEDROOMS

8



BATHROOMS

6



TERRACE SURFACE

40 m²

Ghent – Building with 4 units + garden and terraces

 **Sint-Pietersnieuwstraat 202, 9000 Gent**

Victoire-Junot presents a stunning townhouse dating from 1906, build by the architect Adrien Ledoux, offering approximately 444 sqm of living space (according to the PEB), ideally located within walking distance of Ghent's historic city centre, shops, restaurants, public transport, and the university. The property comprises four licensed housing units, each with its own facilities, while preserving its original charm with high ceilings, authentic period features, and elegant architectural details. At the rear, an inviting city garden with several terraces provides a rare outdoor haven in the heart of Ghent.

An ideal choice as an investment property, multi-generational residence, or characterful heritage investment. Electrical installation compliant. A must see ! – PEB rating B.

Unique historical note: this is where Jenny de Montigny, this is the muse of the famous painter Emile Claus, was born.

Characteristics

GENERAL

Type	house
Price	€ 2.200.000
Land surface	245 m²
Bedrooms	8
Floors	3
Available	mits inachtneming huurders
State	Very good state
Facades	2
Office	✓
Heating (type)	collective
Neighborhood	central
Cellar	✓
PEB	135 kW/m²
EPC code	20251124-0003702868-Res-1

City	Gent
Living surface	444 m²
Terrace surface	40 m²
Bathrooms	6
Furnished	✓
Construction year	1906
Garden surface	124 m²
Kitchen (type)	hyper equipped
Toilets	6
Laundry room	✓
Heating	gas (centr. heat.)
Neighborhood	city Center
Double glass	✓
PEB category	B

MANDATORY INFO


Building permit
 Not announced

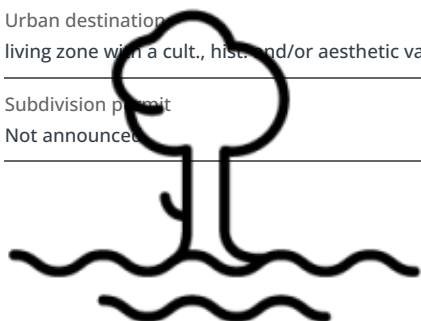
Urban destination
 living zone with a cult., hist. and/or aesthetic value

Subdivision permit
 Not announced

Summons and recovery claim
 No judicial remedial measure or administrative measure imposed

Pre-emption right
 There is no pre-emption right for spatial planning

 Flood prone area
 not located in flood area



P-score A



P-score A

FINANCIAL

