

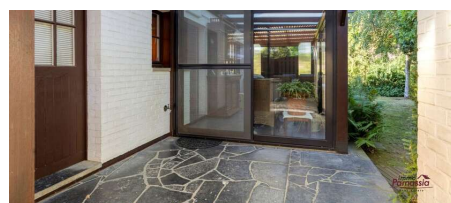
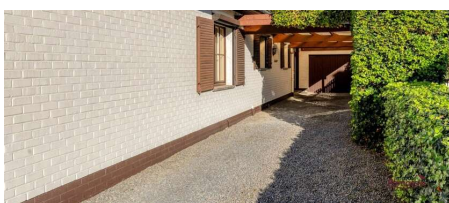
For sale - Bungalow

€ 500.000

3070

Kortenberg

Ref. 7881208 



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 165m²

Surf. Plot: 546m²

Neighbourhood: Village

PEB/EPB: 684kwh/m²/j

Description

A charming bungalow built in 1972 is for sale, situated in a peaceful, leafy setting between Brussels and Leuven. It is also ideal for people with reduced mobility thanks to its central location and architectural design! Entering the home, you come into the hall, with a guest toilet on the right fitted with a washbasin. From the hall, you can access the living/dining room, which offers plenty of space to enjoy pleasant moments and entertain guests. The living room leads to the fully renovated kitchen (2014), which opens onto the veranda. In the night hall there are three bedrooms, one of which has direct access to the bathroom. There is also a spacious loft offering ample storage space, accessible via a loft ladder. The house also features a storage room accessible from the garden and a large detached garage. To make the garden even more enjoyable, the current owners are letting a small plot of land at the rear of the house for a rent of around €27 per year. This bungalow is situated on a quiet, easily accessible street, close to all amenities. Energy rating: F The renovation requirement means that the energy rating must be improved from F to D within six years. We can provide you with an approximate quote for this. Please note that the house will be subject to a requirement to bring the veranda and garage into compliance with regulations.

Financial

Price: € 500.000,00
Available: At the contract
Land registry income: € 1.868,04
Indexed land registry income: € 5.410,00
Liberal profession possible: No

Building

Habitable surface: 165,00 m²
Fronts: 4
Construction year: 1972
State: To be renovated
Main area: 195 m²
Front width: 10,00 m
Type roof: Saddle roof
Orientation rear: North-west
Orientation facade: South-east

Comfort

Furnished: No
Concierge: No
Alarm: No
Security door: No
Pool: No

Security

Access control: No

Energy

EPC score: 684 kWh/m²/year

Location

Environment: Village, countryside
School nearby: 1.015m
Shops nearby: 2.000m
Public transport nearby: 20m
Highway nearby: 3.000m
Sport center nearby: 1.100m
Beach nearby: No

Terrain

Ground area: 546,00 m²
Width at the street: 17,00 m
Garden: Yes (360,00 m²)

Layout

Living room: 39,00 m²
Kitchen: 12,00 m², fully fitted
Additional kitchen: No
Storage: Yes
Bureau: No
Veranda: Yes
Bedroom 1: 16,00 m²
Bedroom 2: 16,00 m²
Bedroom 3: 15,00 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 2
Laundry: No
Cellar: No
Attic: Yes

Technics

EPC code: 20261008-0003972344-RES-1
EPC class: F

Electricity: Yes
Phone cables: Yes

Planning

Destination: Not disclosed
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: Yes
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Intimation: Not disclosed
Flooding area: Not located in flood area
G-score: A
P-score: A
Water-sensitive open space area: No
Management measures recorded in the register of measures: No

Parking

Garage: 1
Parkings outside: 2