

For sale - Exceptional house

3118
Worchtom

Make an offer starting from € 315.000

Ref. 7565030



Number of bedrooms: 3
Availability: at the contract

Surf. Plot: 124m²
Neighbourhood: central

Description

This characterful former schoolmaster's house offers an interesting opportunity for those looking for a property with potential, whether or not in combination with a liberal profession or a special residential use. On the ground floor, there is an entrance hall, a hallway with stairs, a spacious room that can serve as a living room or practice room (former classroom), a kitchen and a separate room with two toilets. There is also a cellar and a pleasant courtyard. The first floor comprises several rooms with a flexible layout (currently three possible rooms), another separate room with two toilets, and an attic floor with the possibility for two separate attic rooms. The heritage character of the building must be taken into account. Renovation obligation from EPC-F to EPC-D within 6 years.

Financial

Price: Make an offer starting from € 315.000,00

Available: At the contract

Land registry income: € 675,00

Location

Environment: Central, residential area

School nearby: 140m

Public transport nearby: 260m

Building

Fronts: 2

Construction year: 1931

State: To be renovated

Number of floors: 3

Main area: 124 m²

Terrain

Ground area: 124,00 m²

Garden: Yes (51,00 m²)

Comfort

Furnished: No

Layout

Entrance hall: 7,00 m²

Living room: 18,00 m²

Kitchen: 19,00 m²

Bureau: 5,00 m²

Bedroom 1: 18,00 m²

Bedroom 2: 19,00 m²

Bedroom 3: 15,00 m²

Toilets: 4

Cellar: Yes

Attic: Yes

Energy

EPC code: 20200928-0002321129-KNR-1

EPC class: F

Electricity certificate: Yes, conform

Technics

Electricity: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Obligation to renovate: Yes

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

