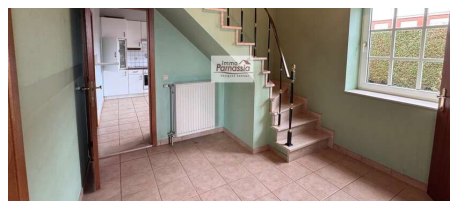


## For sale - House

€ 475.000

3070  
Kortenber

Ref. 7141916



Number of bedrooms: 3  
Number of bathrooms: 1  
Garages: 1  
Availability: at the contract

Surf. Living: 103m<sup>2</sup>  
Surf. Plot: 705m<sup>2</sup>

PEB/EPB: 568kwh/m<sup>2</sup>/j

# Description

This homely detached villa is located in a quiet neighbourhood and was completely renovated in 1995. The entrance hall has a guest toilet and stairs to the upper floor. On the ground floor, you will find a spacious, bright living room and a separate, fully equipped kitchen with direct access to the sunny and spacious garden. Upstairs there are three bedrooms, a bathroom with bath, toilet and double washbasin, and a practical storage room with a recent condensing boiler (2023). The storage room provides access to the attic space via a hatch. The property has a garage for one car and a driveway with space for several cars, which provides extra convenience. The walkway in the garden leading to the garage will be redone. The total floor area is no less than 705 m². Located at a short distance from public transport, shops and schools. Renovation to at least EPC label D is mandatory within 5 years of purchase.

## Financial

Price: € 475.000,00  
Available: At the contract  
Land registry income: € 1.217,00

## Building

Habitable surface: 103,00 m²  
Fronts: 4  
Construction year: 1975  
Renovation: 1995  
State: Good state  
Main area: 58 m²  
Front width: 8,00 m  
Type roof: Slooping roof

## Comfort

Furnished: No  
Handicap friendly: No  
Elevator: No

## Energy

EPC score: 568 kWh/m²/year  
EPC class: F  
EPC co2 emission: 15.382  
Double glazing: Yes  
Electricity certificate: Yes, not conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## Location

School nearby: 500m  
Shops nearby: 400m  
Public transport nearby: 400m  
Highway nearby: Yes

## Terrain

Ground area: 705,00 m²  
Width at the street: 2,81 m  
Garden: Yes (600,00 m²)

## Layout

Entrance hall: 18,00 m²  
Living room: 36,00 m²  
Kitchen: Yes, fully fitted  
Bathroom type: Shower in bath  
Shower rooms: 0  
Toilets: 2  
Attic: Yes

## 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  
Asbestos inventory certificate: Yes  
Intimation: Not disclosed  
Flooding area: Not located in flood area

## **Parking**

Garage: 1

Parkings outside: 3

Parkings inside: No