

For sale - House

€ 400.000

3070
Kortenberg

Ref. 7141916  



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

Surf. Living: 150m²
Surf. Plot: 705m²

PEB/EPB: 568kwh/m²/j

Description

Spacious stand-alone villa on a plot of 705 m² in a quiet neighbourhood, close to public transport, shops and schools. The ground floor comprises a bright living room, a separate fitted kitchen with direct access to the sunny garden, a guest toilet and the staircase to the upper floor. On the upper floor: 3 bedrooms, a bathroom with bath, double sinks and a toilet, and a practical storage room with a recent condensing boiler (2023). The attic is accessible from the storage room. The house has a garage for 1 car and a driveway that can accommodate several cars. The footpath to the garage will be renovated. Renovation to at least EPC label D is mandatory within 6 years of purchase.

Financial

Price: € 400.000,00
Available: At the contract
Land registry income: € 1.217,00

Building

Habitable surface: 150,00 m²
Fronts: 4
Construction year: 1975
Renovation: 1995
State: Good state
Number of floors: 2
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: 16,80 m
Garden: Yes (600,00 m²)

Layout

Entrance hall: 10,00 m²
Living room: 32,00 m²
Kitchen: 12,00 m², fully fitted
Bedroom 1: 12,00 m²
Bedroom 2: 13,00 m²
Bedroom 3: 14,00 m²
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