

**For sale -  
House**

**€ 400.000**

**3070  
Kortenberg**

**Ref. 7141916**



Number of bedrooms: 3

Surf. Living: 150m<sup>2</sup>

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

Number of bathrooms: 1

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

Garages: 1

Availability: at the contract

# Description

Spacious stand-alone villa on a plot of 705 m<sup>2</sup> 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.

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## Financial

Price: € 400.000,00

Available: At the contract

Land registry income: € 1.217,00

## Location

School nearby: 500m

Shops nearby: 400m

Public transport nearby: 400m

Highway nearby: Yes

## Building

Habitable surface: 150,00 m<sup>2</sup>

Fronts: 4

Construction year: 1975

Renovation: 1995

State: Good state

Number of floors: 2

Main area: 58 m<sup>2</sup>

Front width: 8,00 m

Type roof: Sloping roof

## Terrain

Ground area: 705,00 m<sup>2</sup>

Width at the street: 16,80 m

Garden: Yes (600,00 m<sup>2</sup>)

## Comfort

Furnished: No

Handicap friendly: No

Elevator: No

## Layout

Entrance hall: 10,00 m<sup>2</sup>

Living room: 32,00 m<sup>2</sup>

Kitchen: 12,00 m<sup>2</sup>, fully fitted

Bedroom 1: 12,00 m<sup>2</sup>

Bedroom 2: 13,00 m<sup>2</sup>

Bedroom 3: 14,00 m<sup>2</sup>

Bathroom type: Shower in bath

Shower rooms: 0

Toilets: 2

Attic: Yes

## Energy

EPC score: 568 kWh/m<sup>2</sup>/year

EPC class: F

EPC co2 emission: 15.382

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

## 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