

Vogelenzangstraat 123, 3070 Kortenberg

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For sale - Multi-purpose building

€ 530.000

3070









Number of bedrooms: 5 Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 260m² Surf. Plot: 369m²

PEB/EPB: 574kwh/m²/j

Description

On a conveniently located plot of 9a25ca, charming villa with rear annex that can serve as a care home, practice space or studio: Main building: Spacious villa from 1957 in need of renovation. On the ground floor there is a large living room (50 m^2), a kitchen (16 m^2), a separate toilet and one bedroom (19 m^2). Upstairs there are four additional bedrooms (18 m^2 , 12 m^2 , 14 m^2 & 15 m^2), a bathroom and a separate toilet. EPC main house: 574 kWh/m² Annex with cadastral number: At the rear of the plot is an additional building dating from 1959 with a built-up area of 86.13 m^2 that is in need of renovation. The building can be used for practising a liberal profession, as a care home or as a studio. The long driveway also provides additional parking space. EPC annex: 1533 kWh/m² Both buildings must be renovated to at least EPC label D within 5 years of purchase.

Financial

Price: € 530.000,00

Available: At the contract

Building

Habitable surface: 260,00 m²

Fronts: 4

Construction year: 1957 State: To be renovated Main area: 130 m²

Orientation rear: North-east

Comfort

Furnished: No

Handicap friendly: No

Blinds: Yes

Energy

EPC score: 574 kWh/m²/year

EPC code: 20251022-0003716016-RES-1

EPC class: F Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Gas Heating: Individual Water tank: Yes

Terrain

Ground area: 369,00 m²

Garden: Yes

Layout

Living room: 50,00 m²

Kitchen: 16,00 m2, not fitted

Veranda: Yes

Bedroom 1: 19,00 m²
Bedroom 2: 18,00 m²
Bedroom 3: 12,00 m²
Bedroom 4: 14,00 m²
Bedroom 5: 15,00 m²
Bathroom type: Bath

Toilets: 2 Cellar: Yes Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Rural residential area Building permission: Not disclosed

Parcelling permission: No Right of pre-emption: No Obligation to renovate: Yes

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A P-score: A

Parking

Garage: 1

Parkings inside: No