

For sale - Multi-purpose building

€ 445.000

3070

Kortenberg

Ref. 7181583



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

This charming villa with great potential is located on a beautiful plot of 9a25ca, complemented by a versatile outbuilding at the rear of the property. The house (1957) offers a spacious living area of 50 m², a kitchen of 16 m², a bedroom of 19 m² and sanitary facilities on the ground floor. Upstairs there are four bedrooms of 18 m², 12 m², 14 m² and 15 m², as well as a bathroom and separate toilet. EPC: 574 kWh/m² (renovation obligation) The outbuilding (1959) has a built-up area of 86.13 m², a separate cadastral number and is ideal for care living, liberal professions or a studio. The long driveway provides additional parking space. EPC: 1533 kWh/m² (renovation obligation) A property with great potential in an excellent location, with a renovation obligation to at least EPC label D within 6 years of purchase.

Financial

Price: € 445.000,00
Available: At the contract

Terrain

Ground area: 369,00 m²
Garden: Yes

Building

Habitable surface: 260,00 m²
Fronts: 4
Construction year: 1957
State: To be renovated
Main area: 130 m²
Orientation rear: North-east

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

Comfort

Furnished: No
Handicap friendly: No
Blinds: Yes

Technics

Electricity: 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: Oil (centr. heat.)
Heating: Individual
Water tank: 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