



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - Building ground

€ 249.000

Kwerpsebaan LOT 2, 3070  
Kortenberg

Ref. 7703826   




Availability: at the contract

Surf. Plot: 1606m<sup>2</sup>

## Description

Very nicely located building plot for a single-family house with the possibility of building up to 2 floors (3rd floor within gabarit of pitched roof possible).

Description:

The maximum construction depth is 15m ground floor and 12m first floor (including extension) or 13 metres for ground floor and first floor.

The maximum cornice height is 6.50m for flat roof and 6m for pitched roof.

Roof design: the gable roof with ridge parallel to the front road.

The pitch of the roof must be between 25° and 45°, a flat roof is also always a possibility.

The rear construction strip may be paved for a maximum of 50%, in water-permeable materials.

Possibility of a carport, max 21m<sup>2</sup> with a maximum height of 3 metres. (front side flush with the building line of the main house).

Backyard strip: possibility of construction of max 3,5m height and a max surface of 25m<sup>2</sup>.

Minimum 1 car parking space to be provided on private land.

TOP PLOT

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## Financial

Price: € 249.000,00

VAT applied: No

Available: At the contract

## Building

State: Good state

## Terrain

Ground area: 1.606,00 m<sup>2</sup>

Ground depth: 125,00 m

## Planning

Destination: Living zone

Building permission: No

Parcelling permission: Yes

Right of pre-emption: No

Intimation: Not disclosed

Summons: No