



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 299.000

Vissegatstraat 143, 3071 Erps-Kwerps

Ref. 6659137



Number of bedrooms: 2

Number of bathrooms: 1

Availability: tbd with the tenant

Surf. Living: 144m²

Surf. Plot: 1146m²

PEB/EPB: 536kwh/m²/j

Description

This renovation property is located on a spacious plot of 1,146 m².

The layout of the house is as follows:

Ground floor: entrance hall, living room, dining area, kitchen, storage room, terrace, and large garden.

First floor: night hall, two bedrooms, and a bathroom.

Attic space.

The electrical installation is not compliant, and the property is not asbestos-safe.

The plot is part of an approved subdivision. Demolition and construction of a new dwelling in accordance with the subdivision regulations are therefore possible at the reduced VAT rate of 6 %.

Financial

Price: € 299.000,00

Available: Tbd with the tenant

Terrain

Ground area: 1.146,00 m²

Garden: Yes

Building

Habitable surface: 144,00 m²

Fronts: 4

State: To be refreshed

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No

Summons: No

Energy

EPC score: 536 kWh/m²/year

EPC class: F

Electricity certificate: Yes, not conform