Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53 **E-mail:** info@immowillems.be

# For sale - House

**€ 285.000**

**Burgemeester Van Kelfstraat 8, 3078 Meerbeek**

**Ref. 7851086**









Number of bedrooms: 3
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 96m²
Surf. Plot: 571m²

PEB/EPB: 776kwh/m²/j

# Description

Quietly located at Burgemeester Van Kelftstraat 8 in Meerbeek, this prefabricated home, built in 1978, sits on a 571 m² plot.

The property has an EPC F rating and requires a complete renovation. Alternatively, those who prefer to start from scratch can opt for demolition and reconstruction, allowing for an entirely new home to be built in accordance with the applicable planning regulations. Subject to the applicable legal conditions, demolition and reconstruction may qualify for the reduced VAT rate of 6%.

The plot enjoys a peaceful location and a south-east orientation, providing an attractive starting point for anyone looking to create a new home according to their own preferences.

An interesting opportunity for a renovation or redevelopment project on a pleasant plot in Meerbeek.

Interested? Feel free to contact us for more information or to arrange a viewing.

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## Financial

Price: € 285.000,00
Available: At the contract

## Terrain

Ground area: 571,00 m²
Garden: Yes

## Building

Habitable surface: 96,00 m²
Fronts: 4
Construction year: 1978
State: To be destructed

## Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: Not disclosed

## Energy

EPC score: 776 kWh/m²/year
EPC class: F

## Parking

Garage: Yes