

## For sale - House

3070  
Kortenberg

**Sold**

Ref. 5575719 



Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1  
Availability: at the contract

Surf. Living: 130m<sup>2</sup>  
Surf. Plot: 75m<sup>2</sup>  
Neighbourhood: Suburb

PEB/EPB: 713kwh/m<sup>2</sup>/j

# Description

Step into this renovation adventure! Located in a quiet yet centrally located neighbourhood in Kortenbergh, this home offers an unparalleled opportunity. The property is fully customisable to your dream design, with expansion possibilities. Ideal garden to relax and enjoy the outdoors. The potential is endless, and with the right vision and guidance, you can turn this property into a unique home. Discover the possibilities of this renovation project in Kortenbergh today. Contact us for more information and start your journey to your dream home!

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## Financial

Price: € 290.000,00  
Available: At the contract  
Land registry income: € 827,00  
Indexed land registry income: € 1.730,00  
Servitude: No

## Building

Habitable surface: 130,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1920  
Number of floors: 2  
Main area: 75 m<sup>2</sup>  
Front width: 4,50 m  
Type roof: Point roof  
Orientation rear: North  
Orientation facade: South

## Comfort

Furnished: No  
Handicap friendly: No  
Elevator: No  
Blinds: Yes  
Pool: No

## Energy

EPC score: 713 kWh/m<sup>2</sup>/year  
EPC total score: 92986 kWh/year  
EPC code: 20231005-0003007127-RES-1  
EPC class: F  
EPC co2 emission: 18.464  
Electricity certificate: Yes, not conform  
Heating type: Gas  
Heating: Individual

## Location

Environment: Suburb, countryside  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## Terrain

Ground area: 75,00 m<sup>2</sup>  
Width at the street: 11,80 m  
Garden: Yes (1.900,00 m<sup>2</sup>)  
Orientation terrace 1: North

## Layout

Kitchen: Yes, not fitted  
Additional kitchen: Yes  
Veranda: No  
Bathroom type: Bath  
Shower rooms: 1  
Toilets: 1  
Cellar: Yes  
Attic: Yes

## Technics

Electricity: Yes  
Phone cables: Yes

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Not disclosed  
Right of pre-emption: Yes  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Not located in flood area

G-score: 🏠 D

P-score: 🏠 D

Summons: No

## Parking

Garage: 1

Parkings outside: 2

Parkings inside: 0