

## 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: 260m<sup>2</sup>

Surf. Plot: 369m<sup>2</sup>

PEB/EPB: 574kwh/m<sup>2</sup>/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 m<sup>2</sup>, a kitchen of 16 m<sup>2</sup>, a bedroom of 19 m<sup>2</sup> and sanitary facilities on the ground floor. Upstairs there are four bedrooms of 18 m<sup>2</sup>, 12 m<sup>2</sup>, 14 m<sup>2</sup> and 15 m<sup>2</sup>, as well as a bathroom and separate toilet. EPC: 574 kWh/m<sup>2</sup> (renovation obligation) The outbuilding (1959) has a built-up area of 86.13 m<sup>2</sup>, 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/m<sup>2</sup> (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.

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## Financial

Price: € 445.000,00  
Available: At the contract

## Terrain

Ground area: 369,00 m<sup>2</sup>  
Garden: Yes

## Building

Habitable surface: 260,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1957  
State: To be renovated  
Main area: 130 m<sup>2</sup>  
Orientation rear: North-east

## Layout

Living room: 50,00 m<sup>2</sup>  
Kitchen: 16,00 m<sup>2</sup>, not fitted  
Veranda: Yes  
Bedroom 1: 19,00 m<sup>2</sup>  
Bedroom 2: 18,00 m<sup>2</sup>  
Bedroom 3: 12,00 m<sup>2</sup>  
Bedroom 4: 14,00 m<sup>2</sup>  
Bedroom 5: 15,00 m<sup>2</sup>  
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/m<sup>2</sup>/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