

## For sale - Multi-purpose building

**€ 495.000**

**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 in need of renovation is situated on a conveniently located plot of 9a25ca with a multifunctional outbuilding at the rear of the plot. Main building (1957) Spacious living room (50 m²), kitchen (16 m²), separate toilet and bedroom (19 m²). Upstairs: 4 bedrooms (18 m², 12 m², 14 m², 15 m²), bathroom and separate toilet. EPC: 574 kWh/m² Annex (1959 – separate cadastral number) Built area 86.13 m². Ideal as a nursing home, independent practice or studio. The long driveway offers additional parking space. EPC: 1533 kWh/m² A property with great potential in an excellent location. Both buildings must be renovated within 5 years of purchase to achieve at least an EPC D label.

## Financial

Price: € 495.000,00  
Available: At the contract

## Building

Habitable surface: 260,00 m²  
Fronts: 4  
Construction year: 1957  
State: To be renovated  
Main area: 130 m²  
Orientation rear: North-east

## Comfort

Furnished: No  
Handicap friendly: No  
Blinds: Yes

## Energy

EPC score: 574 kWh/m²/year  
EPC code: 20251022-0003716016-RES-1  
EPC class: F  
Windows: Wood  
Electricity certificate: Yes, not conform  
Heating type: Gas  
Heating: Individual  
Water tank: Yes

## Terrain

Ground area: 369,00 m²  
Garden: Yes

## Layout

Living room: 50,00 m²  
Kitchen: 16,00 m², not fitted  
Veranda: Yes  
Bedroom 1: 19,00 m²  
Bedroom 2: 18,00 m²  
Bedroom 3: 12,00 m²  
Bedroom 4: 14,00 m²  
Bedroom 5: 15,00 m²  
Bathroom type: Bath  
Toilets: 2  
Cellar: Yes  
Attic: Yes

## Technics

Electricity: 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