

## For sale - Multi-purpose building

**€ 445.000**

**3070**  
Kortenberg

**Ref. 7181583**



Number of bedrooms: 5

Surf. Living: 260m<sup>2</sup>

PEB/EPB: 574kwh/m<sup>2</sup>/j

Number of bathrooms: 1

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

Garages: 1

Availability: at the contract

## 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

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