



Connect

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FOR SALE - COUNTRY HOUSE

Heerbaan 62, 3470 Kortenaken

€ 850.000

Ref. 7060319



Number of bedrooms: 4
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 253m²
Surf. Plot: 2500m²
Neighbourhood: countryside

PEB/EPB: 294kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 850.000,00
VAT applied: No
Available: Tbd with the owner
Land registry income: € 969,00

BUILDING

Habitable surface: 253,00 m²
Fronts: 4
Construction year: 1961
Renovation: 2023
State: Very good state
Number of floors: 3
Type roof: Thatched roof
Orientation facade: North

COMFORT

Furnished: No
Elevator: No
Air conditioning: Yes
Pool: No

ENERGY

EPC score: 294
EPC code: 20250820-0003667863-RES-1
EPC class: C
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Oil (centr. heat.)
Heating: Individual

LOCATION

Environment: Countryside, Free sight

TERRAIN

Ground area: 2.500,00 m²
Garden: Yes
Orientation terrace 1: South

LAYOUT

Kitchen: Yes, hyper equipped
Bureau: Yes
Bathroom type: Shower and bath tub
Toilets: 2
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Water: Yes

PLANNING

Destination: Valuable agrarian area of the landscape
Building permission: Not disclosed
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Water-sensitive open space area: No
Summons: No
Servitude: No

PARKING

Garage: 1

Parkings outside: 4

Parkings inside: 1