

Herbert Hooverplein 14, 3000 Leuven

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FOR SALE - COUNTRY HOUSE

€ 850.000

Ref. 7060319

Heerbaan 62, 3470 Kortenaken









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 inventary 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