



Connect

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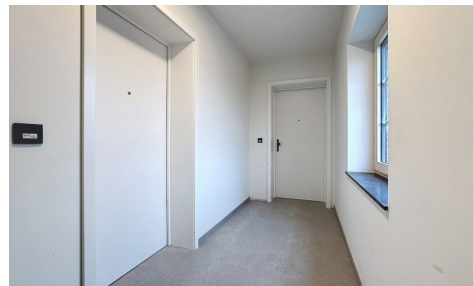
E-mail:

## FOR SALE - DUPLEX

Schoolstraat 93-95 B0103, 3380 Glabbeek

€ 377.000

Ref. 6366664



Number of bedrooms: 3  
Number of bathrooms: 2  
Availability: at delivery

Surf. Living: 93m<sup>2</sup>  
Surf. Plot: 2196m<sup>2</sup>  
Surf. terrace: 27m<sup>2</sup>  
Neighbourhood: countryside

# DESCRIPTION

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## FINANCIAL

Price: € 377.000,00  
VAT applied: Yes  
Available: At delivery

## BUILDING

Habitable surface: 93,00 m²  
Fronts: 2  
Construction year: 2024  
State: New  
Floor: 1  
Orientation facade: South-east

## COMFORT

Furnished: No  
Elevator: Yes  
Pool: No

## ENERGY

EPC total score: -4 kWh/year  
EPC code: 24137-G-  
OMV\_2022109572/EP15513/SV/A001/D01/SD007  
EPC class: Ap  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Geothermics  
Heating: Individual

## LOCATION

Environment: Countryside, open place  
School nearby: 600m  
Shops nearby: 800m  
Public transport nearby: 170m

## TERRAIN

Ground area: 2.196,00 m²  
Garden: No  
Orientation terrace 1: North-west

## LAYOUT

Kitchen: Yes  
Storage: 8,90 m²  
Bedroom 1: 10,93 m²  
Bedroom 2: 8,75 m²  
Bedroom 3: 4,66 m²  
Bathroom type: All comfort  
Toilets: 2  
Terrace: 26,86 m²  
Laundry: Yes  
Attic: 21,00 m²

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No - no legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No

Servitude: No

## **PARKING**

Garage: Yes

Parkings outside: 1

Parkings inside: 1