



Connect

Phone number:

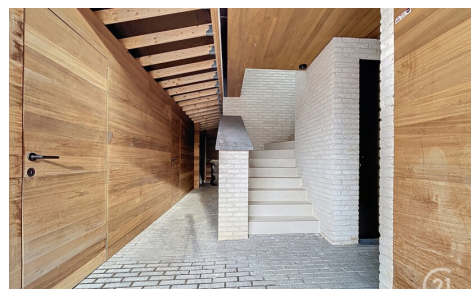
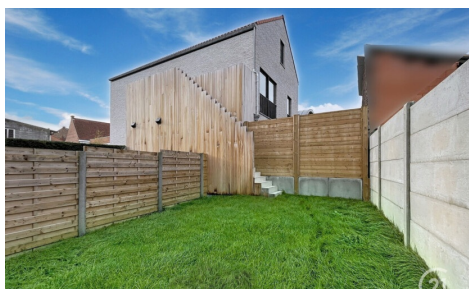
E-mail:

FOR SALE - DUPLEX

Op de Muur 18 B1, 3400 Landen

€ 475.000

Ref. 7228506



Number of bedrooms: 4
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 148m²
Surf. Plot: 159m²
Surf. terrace: 13m²
Neighbourhood: central

PEB/EPB: 33kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 475.000,00
VAT applied: Yes
Available: At the contract

BUILDING

Habitable surface: 148,00 m²
Fronts: 4
Construction year: 2024
State: New
Orientation facade: South-east

COMFORT

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

ENERGY

EPC score: 33
EPC total score: 17 kWh/year
EPC code: 24059-G-OMV-
2021192390/EP18437/A002/D01/SD002
EPC class: A
Isolation: Yes
Double glazing: Yes, thermic and acoustic isol.
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Floor heating
Heating: Individual

LOCATION

Environment: Central, near railway station
School nearby: 240m
Shops nearby: 400m
Public transport nearby: 270m
Highway nearby: 4.700m

TERRAIN

Ground area: 159,00 m²
Garden: Yes (40,00 m²)
Orientation terrace 1: North-east

LAYOUT

Living room: 37,79 m²
Kitchen: Yes, hyper equipped
Storage: 3,15 m²
Bedroom 1: 13,91 m²
Bedroom 2: 8,95 m²
Bedroom 3: 23,36 m²
Bedroom 4: 21,59 m²
Bathroom 1: 14,60 m²
Bathroom type: Shower and bath tub
Toilets: 2
Terrace: 12,84 m²

TECHNICS

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

PLANNING

Destination: Not disclosed
Building permission: Yes
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: Not disclosed
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: 0

Parkings outside: 1

Parkings inside: 0