



Connect

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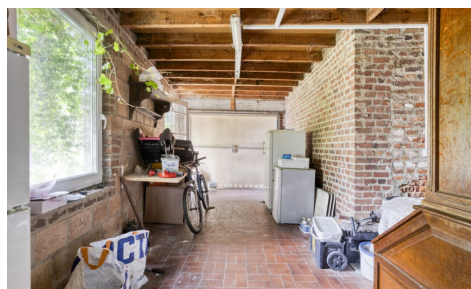
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## FOR SALE - EXCEPTIONAL HOUSE

Kapelstraat 3, 3300 Tienen

€ 364.000

Ref. 7016718



Number of bedrooms: 8

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 285m<sup>2</sup>

Surf. Plot: 224m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 360kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 364.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 989,00

### BUILDING

Habitable surface: 285,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1850  
State: To be refreshed  
Number of floors: 4

### COMFORT

Elevator: No

### ENERGY

EPC score: 360  
EPC code: 20250606-0003618703-RES-1  
EPC class: D  
Heating type: Gas

### LOCATION

Environment: Central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 224,00 m<sup>2</sup>  
Garden: Yes



### LAYOUT

Kitchen: Yes  
Laundry: Yes

### TECHNICS

Electricity: Yes  
Cable TV: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone with a cult., hist. and/or aesthetic value  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: Yes  
Intimation: No  
G-score:  D  
P-score:  D  
Summons: No

### PARKING

Garage: 1  
Parkings outside: No  
Parkings inside: 1