



Connect

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## FOR SALE - FAMILY HOUSE

Sint-Maartensdal 6, 3210 Lubbeek

€ 320.000

Ref. 6263685



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 176m<sup>2</sup>

Surf. Plot: 184m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 598kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 320.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 689,00  
Indexed land registry income: € 1.441,00  
Land tax: € 506,74

### BUILDING

Habitable surface: 176,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1966  
State: Good state  
Number of floors: 4  
Type roof: Saddle roof  
Orientation rear: North-west

### COMFORT

Furnished: No  
Elevator: No  
Blinds: Yes

### ENERGY

EPC score: 598  
EPC code: 20241009-0003406176-RES-1  
EPC class: F  
Double glazing: Yes  
Windows: Aluminium  
Electricity certificate: Yes, not conform  
Heating type: Oil (centr. heat.)  
Heating: Individual

### LOCATION

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

### TERRAIN

Ground area: 184,00 m<sup>2</sup>  
Garden: Yes  
Orientation terrace 1: North-west

### LAYOUT

Kitchen: Yes, hyper equipped  
Veranda: Yes  
Bathroom type: All comfort  
Toilets: 2  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

### TECHNICS

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

### PLANNING

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 08/10/2024  
Intimation: No  
Flooding area: Not located in flood area  
G-score: B  
P-score: B

Summons: No

Servitude: No

## **PARKING**

Garage: 1

Parkings outside: 1

Parkings inside: 1