



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

E-mail: office@connect-immo.be

FOR SALE - FAMILY HOUSE

Bollenberg 21, 3210 Lubbeek

€ 440.000

Ref. 6619301



Number of bedrooms: 4
Number of bathrooms: 1
Garages: 1
Availability: to be agreed upon

Surf. Living: 191m²
Surf. Plot: 481m²

PEB/EPB: 291kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 440.000,00
VAT applied: No
Available: To be agreed upon
Land registry income: € 784,00

BUILDING

Habitable surface: 191,00 m²
Fronts: 3
Construction year: 1951
State: Very good state
Number of floors: 4
Type roof: Saddle roof
Orientation rear: East
Orientation facade: West

COMFORT

Furnished: No
Elevator: No
Blinds: Yes

ENERGY

EPC score: 291
EPC code: 2021221-0002758658-RES-1
EPC class: C
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LOCATION

Shops nearby: Yes
Public transport nearby: Yes

TERRAIN

Ground area: 481,00 m²
Garden: Yes
Orientation terrace 1: East

LAYOUT

Kitchen: Yes, fully fitted
Bathroom type: Shower
Toilets: 1
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 20/01/2023
Intimation: No
Flooding area: Not located in flood area
G-score: B
P-score: B
Water-sensitive open space area: No
Summons: No
Servitude: No

PARKING

Garage: 1

Parkings outside: 2

Parkings inside: 0