



Connect

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## FOR SALE - FAMILY HOUSE

Bollenberg 21, 3210 Lubbeek

€ 430.000

Ref. 6619301



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: to be agreed upon

Surf. Living: 191m<sup>2</sup>

Surf. Plot: 481m<sup>2</sup>

PEB/EPB: 291kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 430.000,00  
VAT applied: No  
Available: To be agreed upon  
Land registry income: € 784,00

## BUILDING

Habitable surface: 191,00 m<sup>2</sup>  
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 m<sup>2</sup>  
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