



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

E-mail: office@connect-immo.be

FOR SALE - FAMILY HOUSE

Sint-Maartensdal 6, 3210 Lubbeek

€ 299.000

Ref. 7216147



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 176m²

Surf. Plot: 184m²

Neighbourhood: central

PEB/EPB: 464kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 299.000,00
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 m²
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: 464
EPC code: 20260306-0003807377-RES-1
EPC class: E
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 m²
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