



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

E-mail: office@connect-immo.be

FOR SALE - FAMILY HOUSE

Rot 23, 3221 Nieuwrode

€ 320.000

Ref. 5742310



Number of bedrooms: 3
Number of bathrooms: 1

Surf. Living: 144m²
Surf. Plot: 557m²
Surf. terrace: 20m²
Neighbourhood: central

PEB/EPB: 473kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 320.000,00
VAT applied: No
Available date: 30 September 2024
Land registry income: € 461,00

BUILDING

Habitable surface: 144,00 m²
Fronts: 3
Construction year: 1931
State: To be refreshed
Number of floors: 3
Type roof: Saddle roof
Orientation rear: South-east

COMFORT

Furnished: No
Elevator: No

ENERGY

EPC score: 473
EPC code: 20240123-0003119264-RES-1
EPC class: E
Double glazing: Yes
Windows: Wood or pvc
Electricity certificate: Yes, conform
Heating type: Gas burner
Heating: Individual

LOCATION

Environment: Central, countryside

TERRAIN

Ground area: 557,00 m²
Garden: Yes
Orientation terrace 1: South-east

LAYOUT

Kitchen: Yes, fully fitted
Bedroom 1: 14,00 m²
Bedroom 2: 12,00 m²
Bedroom 3: 12,00 m²
Bathroom type: Bath
Toilets: 1
Terrace: 20,00 m²
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 19/01/2024
Intimation: Not disclosed
Flooding area: Not located in flood area
G-score: A
P-score: A

PARKING

Parkings outside: 2

Parkings inside: No