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# FOR SALE - FAMILY HOUSE

Oude Tiensebaan 118, 3270 Scherpenheuvel-Zichem

€ 499.000 Ref. 5980584



Number of bedrooms: 4 Number of bathrooms: 2 Garages: 1 Availability: at the contract Surf. Living: 205m<sup>2</sup> Surf. Plot: 478m<sup>2</sup> Neighbourhood: countryside PEB/EPB: 1kwh/m²/j

### DESCRIPTION

#### **FINANCIAL**

Price: € 499.000,00 VAT applied: Yes Available: At the contract

## BUILDING

Habitable surface: 205,00 m<sup>2</sup> Fronts: 3 Construction year: 2023 State: New Type roof: Saddle roof Orientation rear: South Orientation facade: North

## COMFORT

Furnished: No Elevator: No

# ENERGY

EPC score: 1 EPC code: 24134-G-OMV\_2021047120/EP15513/SV/A001/D01/SD002 EPC class: A Double glazing: Yes Windows: Vinyl Electricity certificate: Yes, conform Heating type: Hot air pump Heating: Individual Water tank: Yes LOCATION Environment: Countryside, quiet

#### **TERRAIN**

Ground area: 478,00 m<sup>2</sup> Garden: Yes Orientation terrace 1: South

### LAYOUT

Kitchen: Yes, hyper equipped Bathroom type: All comfort Toilets: 3 Laundry: Yes Attic: Yes

#### TECHNICS

Electricity: Yes Cable TV: Yes Sewage: Yes Water: Yes

### PLANNING

Destination: Living zone Building permission: Yes Parcelling permission: Yes Right of pre-emption: No Intimation: No Flooding area: Not located in flood area G-score: A P-score: B Summons: No Servitude: No

# PARKING

Garage: 1 Parkings outside: 2 Parkings inside: 1