



Connect

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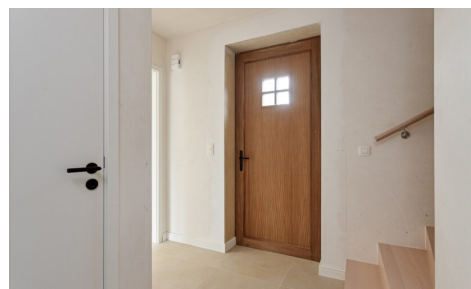
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## FOR SALE - FAMILY HOUSE

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/m<sup>2</sup>/j

# DESCRIPTION

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## 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