



Connect

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## FOR SALE - HOUSE

Koetsweg 201, 3010 Kessel-Lo

€ 460.000

Ref. 6688181



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 180m<sup>2</sup>

Surf. Plot: 473m<sup>2</sup>

Neighbourhood: Free sight

PEB/EPB: 382kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 460.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.326,00  
Indexed land registry income: € 2.773,00  
Land tax: € 1.372,55

### BUILDING

Habitable surface: 180,00 m²  
Fronts: 3  
Construction year: 1962  
State: Good state  
Type roof: Saddle roof

### COMFORT

Furnished: No  
Elevator: No  
Blinds: Yes

### ENERGY

EPC score: 382  
EPC code: 20250402-0003568859-RES-1  
EPC class: D  
Double glazing: Yes  
Windows: Wood or pvc  
Electricity certificate: Yes, not conform  
Heating type: Oil (centr. heat.)  
Heating: Individual

### LOCATION

Environment: Free sight, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

### TERRAIN

Ground area: 473,00 m²  
Garden: Yes

### LAYOUT

Kitchen: Yes, fully fitted  
Veranda: Yes  
Bathroom type: Bath  
Toilets: 1  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

### TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Sewage: 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: 08/04/2025  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: B  
Water-sensitive open space area: No  
Summons: No

Servitude: No

## **PARKING**

Garage: 1

Parkings outside: No

Parkings inside: 1