



Connect

Phone number:

E-mail:

## FOR SALE - HOUSE

Heerbaan 64, 3470 Kortenaken

€ 725.000

Ref. 5756837



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 303m<sup>2</sup>

Surf. Plot: 4338m<sup>2</sup>

Surf. terrace: 60m<sup>2</sup>

Neighbourhood: quiet

PEB/EPB: 98kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 725.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.699,00

### BUILDING

Habitable surface: 303,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1976  
Renovation: 2020  
Main area: 627 m<sup>2</sup>  
Orientation rear: South  
Orientation facade: North-west

### COMFORT

Furnished: No  
Videophone: Yes  
Elevator: No  
Pool: Yes  
Sauna: Yes

### SPECIFIC AREA

Shopfloor: Yes

### ENERGY

EPC score: 98  
EPC code: 20230421-0002836869-RES-1  
EPC class: A  
Isolation: Yes  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Hot air pump  
Water tank: Yes

### LOCATION

Environment: Quiet  
School nearby: 400m  
Shops nearby: 1.300m  
Public transport nearby: 110m  
Highway nearby: Yes

### TERRAIN

Ground area: 4.338,00 m<sup>2</sup>  
Width at the street: 38,00 m  
Garden: Yes (3.700,00 m<sup>2</sup>)  
Orientation terrace 1: South

### LAYOUT

Entrance hall: 14,40 m<sup>2</sup>  
Living room: 49,35 m<sup>2</sup>  
Dining room: 15,96 m<sup>2</sup>  
Kitchen: 15,39 m<sup>2</sup>, hyper equipped  
Storage: Yes  
Bureau: Yes  
Bedroom 1: 19,51 m<sup>2</sup>  
Bedroom 2: 19,74 m<sup>2</sup>  
Bedroom 3: 12,88 m<sup>2</sup>  
Bathroom 1: 11,00 m<sup>2</sup>  
Bathroom type: All comfort  
Terrace: 60,00 m<sup>2</sup>  
Laundry: 7,75 m<sup>2</sup>  
Cellar: Yes  
Attic: Yes

### TECHNICS

Electricity: Yes  
Sewage: Yes  
Water: Yes

### PLANNING

Destination: Not disclosed  
Building permission: Yes  
Parcelling permission: Not disclosed  
Right of pre-emption: No

Intimation: No - no legal correction or  
administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No

## **PARKING**

Garage: 1  
Parkings outside: 6  
Parkings inside: Yes