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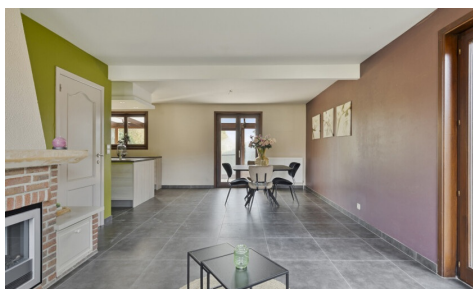
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## FOR SALE - HOUSE

Wingestraat 16A, 3210 Lubbeek

**€ 439.000**

**Ref. 5710176**



Number of bedrooms: 5

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 202m<sup>2</sup>

Surf. Plot: 1206m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 269kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 439.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 889,00

### BUILDING

Habitable surface: 202,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1988  
Renovation: 2017  
State: Good state  
Type roof: Saddle roof  
Orientation rear: East  
Orientation facade: West

### COMFORT

Furnished: No  
Handicap friendly: No  
Elevator: No  
Blinds: Yes

### ENERGY

EPC score: 269  
EPC code: 20230703-0002574202-RES-2  
EPC class: C  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

### LOCATION

Environment: Central, countryside  
School nearby: Yes  
Shops nearby: Yes  
Highway nearby: Yes

### TERRAIN

Ground area: 1.206,00 m<sup>2</sup>  
Garden: Yes  
Orientation terrace 1: East

### LAYOUT

Living room: 32,00 m<sup>2</sup>  
Kitchen: Yes, hyper equipped  
Bureau: Yes  
Veranda: Yes  
Bedroom 1: 9,00 m<sup>2</sup>  
Bedroom 2: 9,00 m<sup>2</sup>  
Bedroom 3: 11,00 m<sup>2</sup>  
Bedroom 4: 14,00 m<sup>2</sup>  
Bedroom 5: 14,00 m<sup>2</sup>  
Bathroom type: Shower  
Toilets: 1  
Laundry: Yes  
Attic: Yes

### TECHNICS

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

### PLANNING

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:

10/09/2023

Intimation: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

## **PARKING**

Garage: 1

Parkings outside: 2

Parkings inside: 1