



Connect

Herbert Hooverplein 14 , 3000 Leuven

Phone number: 016 22 92 28

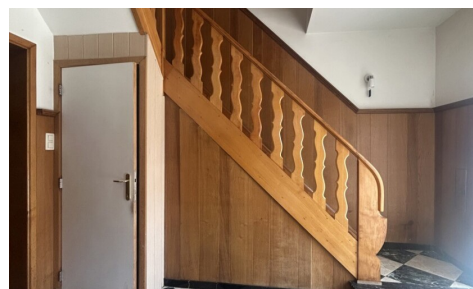
E-mail: office@connect-immo.be

FOR SALE - HOUSE

Aarschotsesteenweg 97, 3012 Wilsele

€ 325.000

Ref. 6889030



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 179m²

Surf. Plot: 1043m²

Neighbourhood: central

PEB/EPB: 417kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 325.000,00
VAT applied: No
Available: At the contract
Land registry income: € 735,00

BUILDING

Habitable surface: 179,00 m²
Fronts: 4
Construction year: 1935
State: To be refreshed
Number of floors: 3
Type roof: Saddle roof

COMFORT

Furnished: No
Elevator: No

ENERGY

EPC score: 417
EPC code: 20250613-0003624677-RES-14
EPC class: E
Double glazing: Yes
Windows: Aluminium and wood
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LOCATION

Environment: Central, Suburb
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 1.043,00 m²
Garden: Yes

LAYOUT

Kitchen: Yes
Veranda: Yes
Laundry: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Not disclosed
Parcelling permission: No
Right of pre-emption: No
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 22/04/2024
Intimation: No
Flooding area: Potential flood area
G-score: 🏠 D
P-score: 🚰 D
Water-sensitive open space area: No
Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 1

Parkings inside: Yes