



Connect

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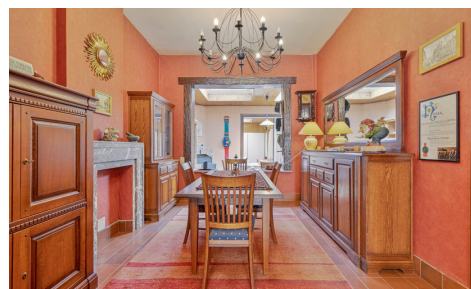
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## FOR SALE - MULTI-PURPOSE BUILDING

€ 359.000

Leuvensebaan 55, 3220 Holsbeek

Ref. 5922637



Garages: 1

Availability: at the contract

Surf. Living: 203m<sup>2</sup>

Surf. Plot: 507m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 490kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 359.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 945,00

## BUILDING

Habitable surface: 203,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1934  
State: To be renovated  
Number of floors: 4  
Type roof: Saddle roof  
Orientation facade: South

## COMFORT

Elevator: No  
Blinds: Yes

## ENERGY

EPC score: 490  
EPC code: 20230614-0002918502-RES-1  
EPC class: E  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, not conform  
Heating type: Gas burner

## LOCATION

Environment: Central  
School nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 507,00 m<sup>2</sup>

## LAYOUT

Bureau: Yes  
Toilets: 2  
Cellar: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 15/06/2023  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

## PARKING

Garage: 1  
Parkings outside: No

Parkings inside: Yes