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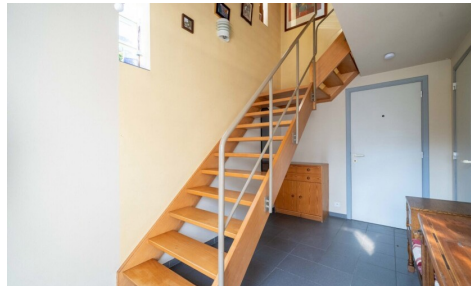
E-mail: office@connect-immo.be

FOR SALE - VILLA

Kruisstraat 196, 3070 Kortenberg

€ 675.000

Ref. 7606075



Number of bedrooms: 5

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 255m²

Surf. Plot: 810m²

Neighbourhood: Suburb

PEB/EPB: 174kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 675.000,00
VAT applied: No
Available: At the contract
Land registry income: € 2.213,00

BUILDING

Habitable surface: 255,00 m²
Fronts: 4
Construction year: 1992
State: Good state
Number of floors: 3
Type roof: Saddle roof
Orientation rear: North
Orientation facade: South

COMFORT

Furnished: No
Parlophone: Yes
Elevator: No

ENERGY

EPC score: 174
EPC code: 20260216-0003803830-RES-1
EPC class: B
Double glazing: Yes
Windows: Vinyl
Heating type: Gas (centr. heat.)
Heating: Individual
Water tank: Yes

LOCATION

Environment: Suburb, central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes

TERRAIN

Ground area: 810,00 m²
Garden: Yes
Orientation terrace 1: North

LAYOUT

Kitchen: Yes, hyper equipped
Bureau: Yes
Bathroom type: Shower and bath tub
Toilets: 2
Laundry: Yes
Cellar: No
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 24/02/2026
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A

Water-sensitive open space area: No

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 2

Parkings inside: 2