



Connect

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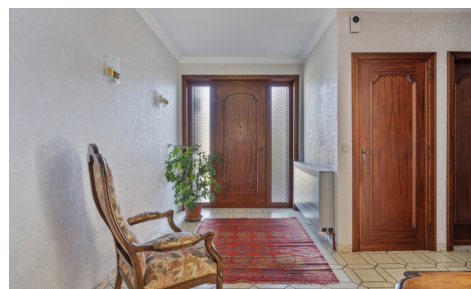
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FOR SALE - VILLA

Slotgracht 3, 3210 Lubbeek

€ 590.000

Ref. 6764952



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 260m²

Surf. Plot: 1261m²

Neighbourhood: countryside

PEB/EPB: 375kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 590.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.809,00
Indexed land registry income: € 3.937,00
Land tax: € 1.384,43

BUILDING

Habitable surface: 260,00 m²
Fronts: 4
Construction year: 1977
State: Good state
Number of floors: 2

COMFORT

Furnished: No
Elevator: No
Blinds: Yes

ENERGY

EPC score: 375
EPC code: 20250417-0003580213-RES-1
EPC class: D
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Oil (centr. heat.)

LOCATION

Environment: Countryside, villa
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes

TERRAIN

Ground area: 1.261,00 m²
Garden: Yes

LAYOUT

Kitchen: Yes, hyper equipped
Bureau: Yes
Veranda: Yes
Bedroom 1: 17,20 m²
Bedroom 2: 10,20 m²
Bedroom 3: 9,75 m²
Bathroom type: Shower and bath tub
Toilets: 2
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 22/04/2025
Intimation: No
G-score: A

P-score: A
Summons: No
Servitude: No

PARKING

Garage: 1
Parkings outside: 3
Parkings inside: 1