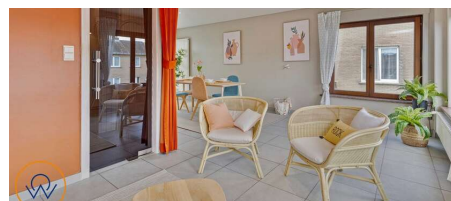


For sale - House

9470 Denderleeuw

€ 325.000

Ref. 5863992



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1

Surf. Living: 148m²
Surf. Plot: 249m²
Neighbourhood: quiet

PEB/EPB: 291kwh/m²/j

Description

In a quiet neighborhood, Claes & Willems presents this very cozy, spacious, and luminous house with solar panels . On the ground floor, there is a spacious entrance hall with a guest toilet, an office, and a large garage. On the first floor, there is a bright living room with an open kitchen and a terrace that also provides access to the garden via an external staircase. Sunshade on the terrace. On the second floor, there are three fully furnished rooms with beds and built-in wardrobes (one Lattoflex missing), and a bathroom with a bathtub and toilet. All rooms have shutters. There is ample parking space in the driveway. Additionally, there is a basement. The garden is finished with stones and weed fabric but can be reseeded if desired. Within walking distance of the station. Schools, shops, and E40 nearby.

Financial

Price: € 325.000,00
Land registry income: € 1.482,00

Building

Habitable surface: 148,00 m²
Fronts: 3
Orientation rear: South-west

Comfort

Furnished: No
Videophone: Yes

Energy

EPC score: 291 kWh/m²/year
EPC code: 20230803-0002956167-RES-1
EPC class: C
Double glazing: Yes
Heating type: Gas (centr. heat.)

Location

Environment: Quiet

Terrain

Ground area: 249,00 m²
Garden: Yes (196,00 m²)
Orientation terrace 1: South-west

Layout

Kitchen: Yes
Toilets: 2

Technics

Electricity: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: Not disclosed
G-score: A
P-score: B

Parking

Garage: 1
Parkings inside: Yes