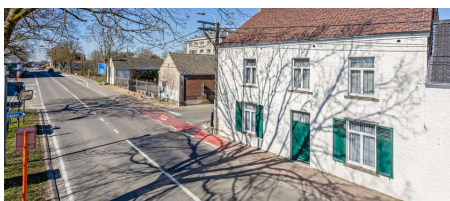
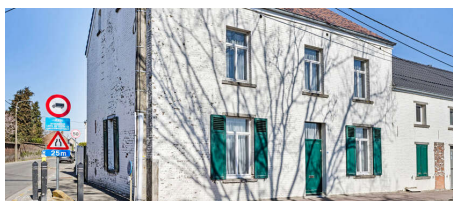


For sale - House

€ 339.000**Edingensesteenweg 858, 1502
Lombek****Ref. 6508549** 

Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Neighbourhood: Suburb

PEB/EPB: 309kwh/m²/j

Description

This charming semi-detached home offers surprisingly generous space and a well-thought-out layout. Ideal for a large family or anyone in need of extra work or hobby space. You are welcomed by a bright living area of no less than 43 m², where openness and coziness go hand in hand. Adjacent is a spacious, fully equipped kitchen – perfect for those who love cooking and dining together. With four full-sized bedrooms, a separate office, three toilets and a bathroom, there's room for every family member. Additional practical features include: a laundry room, cellar, a spacious attic with fixed staircase (expandable), and a garage with multiple parking spaces. The house underwent a thorough renovation in 1975 and recently received a new insulated roof. A solid base for anyone looking to personalise further. Technically, the essentials are in place but some updates may be needed: a heat pump, double glazing, air conditioning with heating function and an alarm system provide comfort and security. The location completes the picture – easily accessible and close to shops, schools, public transport and main roads.

Financial

Price: € 339.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.155,40
Indexed land registry income: € 2.442,00
Servitude: No

Building

Fronts: 3
Construction year: 1900
Renovation: 1975
State: To be refreshed
Main area: 210 m²
Front width: 11,00 m
Type roof: Slooping roof
Orientation rear: South-east
Orientation facade: South-east

Comfort

Furnished: No
Alarm: Yes
Elevator: No
Pool: No

Energy

EPC score: 309 kWh/m²/year
EPC code: 0003532104
EPC class: D
Double glazing: Yes
Windows: Wood
Heating type: Hot air pump

Location

Environment: Suburb
School nearby: 3.400m
Shops nearby: 2.900m
Public transport nearby: 32m
Highway nearby: 700m
Sport center nearby: 5.300m

Terrain

Width at the street: 35,00 m
Garden: Yes

Layout

Living room: 43,00 m²
Kitchen: 23,00 m², fully fitted
Bureau: 18,00 m²
Bedroom 1: 25,00 m²
Bedroom 2: 17,00 m²
Bedroom 3: 14,00 m²
Bedroom 4: 34,00 m²
Bathroom type: Shower in bath
Toilets: 3
Laundry: Yes
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes

Planning

Destination: Rural residential area

Building permission: No
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
03/03/2025
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Ground certificate: Yes

Parking

Garage: 1
Parkings outside: 4
Parkings inside: 1