



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Nijvelsebaan 83, 3060 Bertem

€ 395.000

Ref. 6626851



Number of bedrooms: 4
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 150m²
Surf. Plot: 1157m²
Surf. terrace: 20m²

PEB/EPB: 596kwh/m²/j

DESCRIPTION

Very solid and well located house with nice view in Bertem (Korbeek-Dijle). Built in 1957 plot of 11are57ca.

Ground floor: entrance hall, 32m² living room, dining room, fitted kitchen, bathroom (shower, washbasin and toilet), laundry room.

Floor 1: night hall, 3 bedrooms.

Attic (fixed staircase): bedroom and attic to convert.

Basement.

Outside space: Several storage rooms/outbuildings at the back, garden with nice view of agricultural area. Parking for several cars. Good location, bus stop nearby. Good connection to Leuven.

Other info: recent windows triple glazed, oil heating. Renovation obligation.

FINANCIAL

Price: € 395.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 711,00

Indexed land registry income: € 1.547,00

Land tax: € 429,00

BUILDING

Habitable surface: 150,00 m²

Fronts: 3

Construction year: 1957

State: Good state

Type roof: Saddle roof

Orientation rear: South-east

COMFORT

Furnished: No

Elevator: No

Blinds: Yes

ENERGY

EPC score: 596

TERRAIN

Ground area: 1.157,00 m²

Garden: Yes

Orientation terrace 1: East

LAYOUT

Entrance hall: Yes

Living room: 32,00 m²

Kitchen: 11,00 m², semi fitted

Storage: Yes

Nighthall: 4,00 m²

Bedroom 1: 16,00 m²

Bedroom 2: 16,00 m²

Bedroom 3: 7,00 m²

Bedroom 4: 21,00 m²

Bathroom 1: 5,00 m²

Bathroom 2 : Shower

Toilets: 1

Terrace: 20,00 m²

Laundry: 7,00 m²

Cellar: Yes

Attic: 10,00 m²

PLANNING

EPC code: 20250127-0003514187-RES-1

EPC class: F

Windows: Vinyl

Heating type: Oil (centr. heat.)

Heating: Individual

Destination: Extension living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Yes

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Intimation: No - no legal correction or
administrative measure imposed

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: 4