



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - HOUSE

Dorpsstraat 34, 3040 Neerijse

€ 250.000

Ref. 6289394



Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1  
Availability: tbd with the owner

Surf. Living: 125m<sup>2</sup>  
Surf. Plot: 211m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 602kwh/m<sup>2</sup>/j

## DESCRIPTION

**Centrally located bel-étage house with garden and garage in the village center of Neerijse. Built in 1985, plot of 2are11ca.**

Ground floor: entrance hall, garage 1 car, cellar, storage room.

Floor 1: hall, separate toilet, 22m<sup>2</sup> living room, 5m<sup>2</sup> hall, 8m<sup>2</sup> kitchen, 21m<sup>2</sup> veranda/dining room with access to garden and terrace.

Floor 2: night hall, 2 bedrooms (12m<sup>2</sup> + 8m<sup>2</sup>), bathroom with bath, basin and toilet.

Other information: gas heating, solid construction but in need of renovation, garden and terrace in the back. Bus stop in front of the door, close to elementary school, nature area,...

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## FINANCIAL

Price: € 250.000,00

Available: Tbd with the owner

Land registry income: € 741,00

Indexed land registry income: € 1.613,00

Land tax: € 433,00

## BUILDING

Habitable surface: 125,00 m<sup>2</sup>

Fronts: 2

Construction year: 1985

State: To be renovated

Number of floors: 3

Orientation rear: North-west

## COMFORT

Furnished: No

Handicap friendly: No

## ENERGY

EPC score: 602

EPC code: 20241016-0003416132-RES-1

EPC class: F

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

## LOCATION

Environment: Central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

## TERRAIN

Ground area: 211,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: North-west

## LAYOUT

Entrance hall: 8,00 m<sup>2</sup>

Living room: 22,00 m<sup>2</sup>

Dining room: 21,00 m<sup>2</sup>

Kitchen: 8,00 m<sup>2</sup>, semi fitted

Storage: Yes

Veranda: Yes

Nighthall: 2,00 m<sup>2</sup>

Bedroom 1: 12,00 m<sup>2</sup>

Bedroom 2: 8,00 m<sup>2</sup>

Bathroom 1: 3,00 m<sup>2</sup>

Toilets: 2

Terrace: 20,00 m<sup>2</sup>

Laundry: Yes

Cellar: 15,00 m<sup>2</sup>

Heating: Individual

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Rural residential area

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 inside: Yes