



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: 125m²
Surf. Plot: 211m²
Surf. terrace: 20m²
Neighbourhood: central

PEB/EPB: 602kwh/m²/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, 22m² living room, 5m² hall, 8m² kitchen, 21m² veranda/dining room with access to garden and terrace.

Floor 2: night hall, 2 bedrooms (12m² + 8m²), 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,...

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 m²
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 m²
Garden: Yes
Orientation terrace 1: North-west

LAYOUT

Entrance hall: 8,00 m²
Living room: 22,00 m²
Dining room: 21,00 m²
Kitchen: 8,00 m², semi fitted
Storage: Yes
Veranda: Yes
Nighthall: 2,00 m²
Bedroom 1: 12,00 m²
Bedroom 2: 8,00 m²
Bathroom 1: 3,00 m²
Toilets: 2
Terrace: 20,00 m²
Laundry: Yes
Cellar: 15,00 m²

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