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# **FOR SALE - BUNGALOW**

€ 349.000

Ref. 6615364

Olivierstraat 15, 3111 Wezemaal









Number of bedrooms: 3 Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 134m<sup>2</sup>

Surf. Plot: 1505m<sup>2</sup>

PEB/EPB: 739kwh/m²/j

# **DESCRIPTION**

#### FINANCIAL

Price: € 349.000,00 VAT applied: No

Available: At the contract

Land registry income: € 1.038,00

Indexed land registry income: € 2.259,00

Land tax: € 1.062,58

### BUILDING

Habitable surface: 134,00 m<sup>2</sup>

Fronts: 2

Construction year: 1963 State: To be renovated Number of floors: 3 Type roof: Saddle roof Orientation rear: North Orientation facade: South

#### **COMFORT**

Furnished: No Elevator: No Blinds: Yes

#### **ENERGY**

EPC score: 739

EPC code: 20250224-0003537805-RES1

EPC class: F Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

Heating: Individual

## **LOCATION**

School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes

## **TERRAIN**

Ground area: 1.505,00 m<sup>2</sup>

Garden: Yes

# **LAYOUT**

Kitchen: Yes, fully fitted Bathroom type: Shower

Toilets: 2 Cellar: Yes Attic: Yes

## **TECHNICS**

Electricity: Yes Phone cables: Yes Cable TV: Yes Water: Yes

#### **PLANNING**

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: Yes Right of pre-emption: No Obligation to renovate: Yes

Asbestos inventary certificate: Yes

Asbestos inventary certificate creation date:

11/03/2025 Intimation: No

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: 2 Parkings inside: 1