



Connect

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FOR SALE - FAMILY HOUSE

Leuvenstraat 2, 3060 Bertem

€ 425.000

Ref. 5906415



Number of bedrooms: 3

Garages: 1

Availability: at the contract

Surf. Living: 234m²

Surf. Plot: 267m²

Surf. terrace: 100m²

Neighbourhood: central

PEB/EPB: 276kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 425.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.161,00
Land tax: € 899,08

BUILDING

Habitable surface: 234,00 m²
Fronts: 3
Construction year: 1850
State: Good state
Number of floors: 3
Type roof: Saddle roof
Orientation rear: South
Orientation facade: North

COMFORT

Furnished: No
Elevator: No

ENERGY

EPC score: 276
EPC code: 20240402-0003182462-RES-1
EPC class: C
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LOCATION

Environment: Central, quiet
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes

TERRAIN

Ground area: 267,00 m²
Garden: No
Orientation terrace 1: South

LAYOUT

Kitchen: Yes, fully fitted
Bedroom 1: 20,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 12,00 m²
Bathroom type: Shower
Toilets: 2
Terrace: 100,00 m²
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
29/03/2024
Intimation: No
Flooding area: Not located in flood area

G-score: 🏠 D

P-score: 🏠 D

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 3

Parkings inside: 1