



Connect

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## FOR SALE - HOUSE

Aarschotsesteenweg 101, 3012 Wilsele

€ 395.000

Ref. 6552676



Number of bedrooms: 4  
Number of bathrooms: 1  
Availability: tbd with the tenant

Surf. Living: 217m<sup>2</sup>  
Surf. Plot: 907m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 503kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 395.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 872,00

## BUILDING

Habitable surface: 217,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1935  
State: To be refreshed  
Number of floors: 3  
Type roof: Saddle roof

## COMFORT

Furnished: No  
Elevator: No

## ENERGY

EPC score: 503  
EPC code: 20250203-0003515577-RES-1  
EPC class: F  
Double glazing: Yes  
Windows: Aluminium and wood  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Central, Suburb  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 907,00 m<sup>2</sup>  
Garden: Yes

## LAYOUT

Kitchen: Yes  
Veranda: Yes  
Laundry: Yes  
Attic: Yes

## TECHNICS

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

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 22/04/2024  
Intimation: No  
Flooding area: Potential flood area  
G-score: 🏠 D  
P-score: 🚰 D  
Water-sensitive open space area: No  
Summons: No

Servitude: No

## **PARKING**

Parkings outside: No

Parkings inside: No