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FOR SALE - FARM

Maurits Noëstraat 64, 3050 Oud-Heverlee

€ 495.000

Ref. 7606842



Number of bedrooms: 3
Number of bathrooms: 1
Availability: tbd with the owner

Surf. Living: 280m²
Surf. Plot: 1315m²

PEB/EPB: 1144kwh/m²/j

DESCRIPTION

Farm / farmhouse with 265 m² warehouse on a 13a15ca plot in Oud-Heverlee (Vaalbeek). Ideal for self-employed.

Ground floor: entrance, dining room, kitchen, living room and 2 bedrooms.

First floor: bedroom, bathroom and 130 m² attic to be further arranged.

Warehouse: 15 m by 18 m, equipped with a gate with a height of 4 metres. Stable of 55 m², 60 m² of outdoor outbuildings, garden.

Other information: renovation needed, roof of the house renewed in 2003, enormous volume with a lot of potential. A subdivision permit has also been delivered for the property for the possible demolition and reconstruction of two detached houses.

Contact our office for more information or a visit.

FINANCIAL

Price: € 495.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 572,00

Indexed land registry income: € 1.284,00

Land tax: € 368,00

Liberal profession possible: Yes

BUILDING

Habitable surface: 280,00 m²

Renovation: 2003

State: To be refreshed

Orientation rear: South

ENERGY

EPC score: 1144

EPC code: 20260305-003817380-RES-1

EPC class: F

Windows: Wood or pvc

Electricity certificate: No

Heating type: Oil stove

Heating: Individual

TERRAIN

Ground area: 1.315,00 m²

Garden: Yes

LAYOUT

Living room: 30,00 m²

Dining room: 13,00 m²

Kitchen: 12,00 m², not fitted

Bedroom 1: 11,00 m²

Bedroom 2: 11,00 m²

Bedroom 3: 10,00 m²

Bathroom 1: 13,00 m²

Bathroom type: Bath

Toilets: 1

Laundry: 10,00 m²

Cellar: Yes

Attic: 130,00 m²

TECHNICS

Electricity: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes

PLANNING

Building permission: Not disclosed
Destination: Rural residential area
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Yes
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
G-score: C
P-score: C
Summons: No
Servitude: No

PARKING

Garage: Yes
Parkings outside: Yes
Parkings inside: Yes