



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - HOUSE

Nijvelsebaan 83, 3060 Bertem

€ 375.000

Ref. 6626851



Number of bedrooms: 4  
Number of bathrooms: 1  
Garages: 1  
Availability: tbd with the owner

Surf. Living: 150m<sup>2</sup>  
Surf. Plot: 1157m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>

PEB/EPB: 596kwh/m<sup>2</sup>/j

## DESCRIPTION

**Very solid and well located house with nice view in Bertem (Korbeek-Dijle). Built in 1957 plot of 11are57ca.**

Ground floor: entrance hall, 32m<sup>2</sup> living room, dining room, fitted kitchen, bathroom (shower, washbasin and toilet), laundry room.

Floor 1: night hall, 3 bedrooms.

Attic (fixed staircase): bedroom and attic to convert.

Basement.

Outside space: Several storage rooms/outbuildings at the back, garden with nice view of agricultural area. Parking for several cars. Good location, bus stop nearby. Good connection to Leuven.

Other info: recent windows triple glazed, oil heating. Renovation obligation.

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## FINANCIAL

Price: € 375.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 711,00

Indexed land registry income: € 1.547,00

Land tax: € 429,00

## BUILDING

Habitable surface: 150,00 m<sup>2</sup>

Fronts: 3

Construction year: 1957

State: Good state

Type roof: Saddle roof

Orientation rear: South-east

## COMFORT

Furnished: No

Elevator: No

Blinds: Yes

## ENERGY

EPC score: 596

## TERRAIN

Ground area: 1.157,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: East

## LAYOUT

Entrance hall: Yes

Living room: 32,00 m<sup>2</sup>

Kitchen: 11,00 m<sup>2</sup>, semi fitted

Storage: Yes

Nighthall: 4,00 m<sup>2</sup>

Bedroom 1: 16,00 m<sup>2</sup>

Bedroom 2: 16,00 m<sup>2</sup>

Bedroom 3: 7,00 m<sup>2</sup>

Bedroom 4: 21,00 m<sup>2</sup>

Bathroom 1: 5,00 m<sup>2</sup>

Bathroom 2 : Shower

Toilets: 1

Terrace: 20,00 m<sup>2</sup>

Laundry: 7,00 m<sup>2</sup>

Cellar: Yes

Attic: 10,00 m<sup>2</sup>

## PLANNING

EPC code: 20250127-0003514187-RES-1

EPC class: F

Windows: Vinyl

Heating type: Oil (centr. heat.)

Heating: Individual

Destination: Extension living zone

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 outside: 4