



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Lijsterlaan 53, 3010 Kessel-Lo

Sold

Ref. 5310646



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

Surf. Living: 120m²
Surf. Plot: 665m²
Surf. terrace: 20m²
Neighbourhood: residential area

PEB/EPB: 311kwh/m²/j

DESCRIPTION

Very quietly located, completely refurbished house with a beautiful garden in Kessel-lo, very good connection near Leuven.

Ground floor: entrance hall, separate toilet, 31m² living room with sliding door to terrace, fitted kitchen (cooker, combi-oven, fridge, dishwasher), storage room, laundry room, 1 car garage with automatic door.

Floor 1: hall, 4 bedrooms (14.5m² + 12m² + 7.5m² + 7.5m²), fitted shower room with large walk-in shower, basin in unit and toilet.

Attic storage.

Outdoor space: pleasant terrace, beautiful garden, garden shed.

Super location, all amenities in the direct area.

Flood report: Building G-score: A - Plot P-score: C - Not located in a flood risk zone

FINANCIAL

Price: € 495.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.110,00

Indexed land registry income: € 2.322,00

Land tax: € 1.149,00

BUILDING

Habitable surface: 120,00 m²

Fronts: 3

Construction year: 1969

State: Good state

Orientation rear: North-west

ENERGY

EPC score: 311

EPC class: D

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Oil (centr. heat.)

Heating: Individual

Oil tank: 3.000 L

LOCATION

Environment: Residential area

TERRAIN

Ground area: 665,00 m²

Garden: Yes

LAYOUT

Living room: 31,00 m²

Kitchen: 6,70 m², hyper equipped

Nighthall: 3,00 m²

Bedroom 1: 12,00 m²

Bedroom 2: 7,50 m²

Bedroom 3: 14,50 m²

Bedroom 4: 7,60 m²

Bathroom 1: 6,00 m²

Bathroom type: Shower

Toilets: 2

Terrace: 20,00 m²

Laundry: 4,50 m²

Attic: 15,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: No

Parcelling permission: No

Right of pre-emption: No

Asbestos inventory certificate: Yes

Intimation: No - no legal correction or
administrative measure imposed

G-score: A

P-score: C

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: Yes

Parkings inside: Yes