



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Prins-Regentplein 9, 3010 Kessel-Lo

€ 410.000

Ref. 7192320



Number of bedrooms: 2
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 110m²
Surf. Plot: 290m²
Neighbourhood: central

PEB/EPB: 253kwh/m²/j

DESCRIPTION

Well-located recently renovated semi-detached house with garden and garage in Kessel-Lo. Built in 1955, renovated 2020-2023, plot of 2a 90ca southwest oriented.

Layout: entrance hall, separate toilet, 26 m² living room, new fitted kitchen with cooker, oven, dishwasher and refrigerator, extension/office of 14 m² with access to terrace and private garden, laundry room, garage for 1 car.

First floor: night hall, 2 bedrooms, new shower room with washbasin in cabinet, dressing/small room.

Basement: storage cellar and crawl space.

Outdoor space: private garden accessible and enclosed via rear gate.

Other information: recent roof with roof insulation, recent heating boiler, basement floor insulation, solar panels, electrical installation compliant.

Location: quiet area with all amenities within walking distance (school, supermarket, sports, skatepark, public transport, ...).

FINANCIAL

Price: € 410.000,00
VAT applied: No
Available: Tbd with the owner
Land registry income: € 872,00
Indexed land registry income: € 1.957,00
Land tax: € 986,00

BUILDING

Habitable surface: 110,00 m²
Fronts: 3
Construction year: 1955
Renovation: 2020
State: Renovated
Type roof: Flat roof
Orientation rear: South-west

COMFORT

Furnished: No

ENERGY

EPC score: 253
EPC code: 20240327-0003191401-RES-1

LOCATION

Environment: Central, residential area

TERRAIN

Ground area: 290,00 m²
Garden: Yes
Orientation terrace 1: South-west

LAYOUT

Entrance hall: 3,00 m²
Living room: 26,00 m²
Dining room: 14,00 m²
Kitchen: 4,50 m², fully fitted
Bureau: 4,00 m²
Nighthall: Yes
Bedroom 1: 13,00 m²
Bedroom 2: 12,00 m²
Dressings: 35,00 m²
Bathroom 1: 3,00 m²
Bathroom type: Shower
Toilets: 1
Laundry: 35,00 m²
Cellar: 6,00 m²

EPC class: C
Isolation: Yes
Double glazing: Yes
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Intimation: No
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: 1
Parkings inside: 1