



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - HOUSE

Diestsesteenweg 80, 3210 Linden

€ 250.000

Ref. 6823395



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 150m<sup>2</sup>

Surf. Plot: 390m<sup>2</sup>

## DESCRIPTION

**Renovation project to finish / shell construction with potential in Lubbeek (Linden). Plot of 390m<sup>2</sup>. Semi-detached house.**

Ground floor: entrance hall, separate toilet, 44 m<sup>2</sup> open space for kitchen and living room.

First floor: landing, 2 spacious bedrooms of 30 m<sup>2</sup> and 21 m<sup>2</sup>, bathroom to be finished with connections for bathtub, shower, toilet, and sink.

Attic room/bedroom of 32 m<sup>2</sup>.

Basement.

Outdoor space: terrace, garden, garage, and parking space for several cars.

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## FINANCIAL

Price: € 250.000,00

Available: At the contract

## BUILDING

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

Fronts: 3

Construction year: 1932

Orientation rear: South

## ENERGY

EPC class: F

Isolation: Yes

Electricity certificate: No

Heating type: Not installed

## TERRAIN

Ground area: 390,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: South

## LAYOUT

Entrance hall: Yes

Living room: 44,00 m<sup>2</sup>

Nighthall: Yes

Bedroom 1: 30,00 m<sup>2</sup>

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

Bedroom 3: 32,00 m<sup>2</sup>

Bathroom 1: 10,00 m<sup>2</sup>

Cellar: 23,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Sewage: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: 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: Yes  
Parkings inside: Yes