



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - HOUSE

Paardenmarktstraat 133, 3080 Tervuren

€ 310.000

Ref. 6349760



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

Surf. Living: 135m<sup>2</sup>  
Surf. Plot: 203m<sup>2</sup>  
Surf. terrace: 21m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 851kwh/m<sup>2</sup>/j

# DESCRIPTION

**Spacious house to renovate with garden in the center of Tervuren, 2are03ca.**

Ground floor: entrance hall, separate toilet, 30m² living room, 22m² extension/kitchen (to renovate).

Floor 1: night hall, bathroom, 2 spacious bedrooms.

Floor 2 (fixed staircase): 2 attic rooms.

Basement/laundry room.

Outside space: garden and rear terrace.

Other information: gas heating, double glazing, recent roof. Convenient location near the center and its amenities, Arboretum, public transport (tram and bus),... Renovation obligation to D-score within 5 years after purchase.

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## FINANCIAL

Price: € 310.000,00  
Available: Tbd with the owner  
Land registry income: € 684,00  
Indexed land registry income: € 1.489,00  
Land tax: € 392,00

## LOCATION

Environment: Central, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

## BUILDING

Habitable surface: 135,00 m²  
Fronts: 2  
Construction year: 1931  
State: To be renovated  
Orientation rear: East

## TERRAIN

Ground area: 203,00 m²  
Garden: Yes  
Orientation terrace 1: East

## COMFORT

Furnished: No  
Handicap friendly: No

## LAYOUT

Entrance hall: 9,00 m²  
Living room: 30,00 m²  
Kitchen: 15,00 m², not fitted  
Nighthall: 2,00 m²  
Bedroom 1: 15,00 m²  
Bedroom 2: 14,00 m²  
Bedroom 3: 21,00 m²  
Bedroom 4: 14,00 m²  
Bathroom 1: 6,60 m²  
Bathroom type: Not fitted  
Toilets: 1  
Terrace: 21,00 m²

## ENERGY

EPC score: 851  
EPC code: 20241121-0003454273-RES-1  
EPC class: F  
Double glazing: Yes  
Windows: Vinyl

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Cellar: 15,00 m<sup>2</sup>

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Living zone

Building permission: No

Parcelling permission: No

Right of pre-emption: Yes

Obligation to renovate: Yes

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**

Parkings outside: No

Parkings inside: No