



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Paardenmarktstraat 133, 3080 Tervuren

€ 297.000

Ref. 6349760



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

Surf. Living: 135m²
Surf. Plot: 203m²
Surf. terrace: 21m²
Neighbourhood: central

PEB/EPB: 851kwh/m²/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.

FINANCIAL

Price: € 297.000,00
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 m²

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