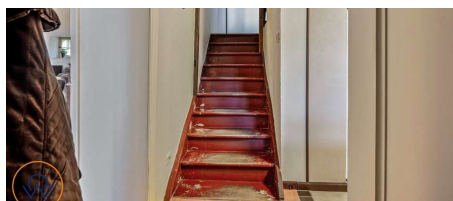


For sale - House

€ 293.000**Krabbosstraat 109, 1650****Beersel****Ref. 5469795**

Number of bedrooms: 2

Number of bathrooms: 1

Availability: tbd with the owner

Surf. Living: 170m²Surf. Plot: 620m²

Neighbourhood: Free sight

PEB/EPB: 802kwh/m²/j

Description

Financial

Price: € 293.000,00
VAT applied: No
Available: Tbd with the owner
Available date: 15 September 2025

Building

Habitable surface: 170,00 m²
Fronts: 3
Construction year: 1875
Type roof: Slooping roof

Comfort

Elevator: No
Pool: No

Energy

EPC score: 802 kWh/m²/year
EPC code: 20240416-0003215042-RES-1
EPC class: F
Double glazing: Yes
Windows: Wood
Heating type: Coal

Location

Environment: Free sight, woods
School nearby: 1.500m
Shops nearby: Yes
Public transport nearby: 220m
Highway nearby: Yes

Terrain

Ground area: 620,00 m²
Garden: Yes

Layout

Kitchen: Yes
Bathroom type: Shower
Toilets: 1

Planning

Destination: Nature reserve
Building permission: Yes
Parcelling permission: No
Right of pre-emption: Yes
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 17/04/2024
Intimation: Not disclosed
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Ground certificate: No

Parking

Garage: 0
Parkings inside: 0