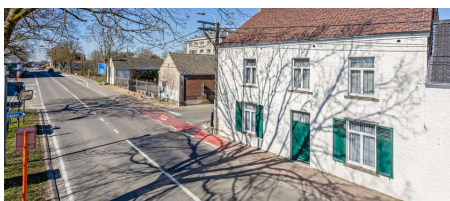
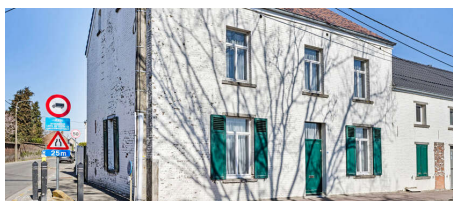


## For sale - House

**€ 339.000****Edingensesteenweg 858, 1502  
Lombek****Ref. 6508549** 

Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Neighbourhood: Suburb

PEB/EPB: 309kwh/m<sup>2</sup>/j

## Description

This charming semi-detached home offers surprisingly generous space and a well-thought-out layout. Ideal for a large family or anyone in need of extra work or hobby space. You are welcomed by a bright living area of no less than 43 m², where openness and coziness go hand in hand. Adjacent is a spacious, fully equipped kitchen – perfect for those who love cooking and dining together. With four full-sized bedrooms, a separate office, three toilets and a bathroom, there's room for every family member. Additional practical features include: a laundry room, cellar, a spacious attic with fixed staircase (expandable), and a garage with multiple parking spaces. The house underwent a thorough renovation in 1975 and recently received a new insulated roof. A solid base for anyone looking to personalise further. Technically, the essentials are in place but some updates may be needed: a heat pump, double glazing, air conditioning with heating function and an alarm system provide comfort and security. The location completes the picture – easily accessible and close to shops, schools, public transport and main roads.

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## Financial

Price: € 339.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.155,40  
Indexed land registry income: € 2.442,00  
Servitude: No

## Building

Fronts: 3  
Construction year: 1900  
Renovation: 1975  
State: To be refreshed  
Main area: 210 m²  
Front width: 11,00 m  
Type roof: Slooping roof  
Orientation rear: North  
Orientation facade: South-west

## Comfort

Furnished: No  
Alarm: Yes  
Elevator: No  
Pool: No

## Energy

EPC score: 309 kWh/m²/year  
EPC code: 0003532104  
EPC class: D  
Double glazing: Yes  
Windows: Wood  
Heating type: Hot air pump

## Location

Environment: Suburb  
School nearby: 3.400m  
Shops nearby: 2.900m  
Public transport nearby: 32m  
Highway nearby: 700m  
Sport center nearby: 5.300m

## Terrain

Width at the street: 35,00 m  
Garden: Yes

## Layout

Living room: 43,00 m²  
Kitchen: 23,00 m², fully fitted  
Bureau: 18,00 m²  
Bedroom 1: 25,00 m²  
Bedroom 2: 17,00 m²  
Bedroom 3: 14,00 m²  
Bedroom 4: 34,00 m²  
Bathroom type: Shower in bath  
Toilets: 3  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## Technics

Electricity: Yes  
Phone cables: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: Not disclosed

## **Parking**

Garage: 1  
Parkings outside: 4  
Parkings inside: 1