



Plot area 264 m² | Area 195 m² | 2 Bathroom(s) | 4 Bedroom(s) | Newbuilt house Key-on-the-door

Description

LAST PROPERTY AVAILABLE - LOT 3 (the other 10 properties have already been sold). Beautiful new-build house with a living area of +/- 195 m² with four bedrooms (+ dressing) and two bathrooms, located on a southwest-facing plot of 263 m² in Erps-Kwerps (Kortenbergh). Private parking space (driveway). Purchase at 6% reduced VAT rate possible under conditions (= 638.250 euro ALL-in: incl. 12% registration duties on land and 6% VAT on construction). The energy-friendly house has an E-level $\leq$ 27 and was fitted with a heat pump and 12 solar panels (about 4.680 Wp). Not susceptible to flooding. Very good location in Erps-Kwerps with easy access, close to shops, schools and public transport. For more info, floor plans or specifications: contact us!

General		Comfort	
Habitable surface	195 m²	Bedroom(s)	4
Surface area of land	264 m²	Bathroom(s)	2
Garage(s)	1	Heating	Heat pump
Parkings (outside)	1	Glazing	Double
Floor(s)	3	Electricity certificate	Yes, conform
Floor	1	Rear facade orientation	West
Year of construction	2024	Orientation terrace	West
Renovation year	2024		
State	New construction		

Urban planning information		Financial	
Building permit	Yes	Price	€ 592.500
Summons and recovery claim	Not yet requested		
Urban development destination	Residential		
Pre-emption right	Yes		
Subdivision permit	Yes		
Flood-prone area	Niet gelegen in een overstromingsgevoelig gebied		
G-score:	Class A		
P-score:	Class A		
G-score	Class A		
P-score	Class A		



