



Populierenlaan 70 , 9470 Denderleeuw

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## For sale - House

Steenweg 276, 9470 Denderleeuw

€ 290.000

Ref. 7625496



Number of bedrooms: 3

Garages: 1

Availability: at the contract

Surf. Living: 150m<sup>2</sup>

Surf. Plot: 1190m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 1087kwh/m<sup>2</sup>/j

# Description

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## Financial

Price: € 290.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 596,00

## Building

Habitable surface: 150,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1930  
State: To be renovated  
Orientation rear: North-east  
Orientation facade: South-west

## Energy

EPC score: 1087  
EPC total score: 1087 kWh/year  
EPC code: 20260323-0003828156-RES-1  
EPC class: F  
EPC co2 emission: 23529  
Windows: Wood  
Electricity certificate: Yes, not conform

## Location

Environment: Central, city  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## Terrain

Ground area: 1.190,00 m<sup>2</sup>  
Width at the street: 10,00 m  
Garden: Yes (1.010,00 m<sup>2</sup>)

## Layout

Cellar: Yes  
Attic: Yes

## Technics

Electricity: Yes  
Sewage: Yes  
Gas: No  
Water: Yes

## Planning

Destination: Living zone  
Building permission: No  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 23/03/2026  
Intimation: No - no legal correction or administrative measure imposed  
G-score: B  
P-score: B  
Summons: No  
Management measures recorded in the register of measures: No

## Parking

Garage: 1

