

house

**€ 425.000**

Liersebaan 54, 2500 Koningshooikt



3



1410 m<sup>2</sup>



162 m<sup>2</sup>



Beautifully located villa with 3 bedrooms and garage on a plot of 1,410 m<sup>2</sup>.

Upon entering you will find an open entrance hall with guest toilet. A cozy living room with gas stove leads to the spacious kitchen overlooking the garden.

Then you find a practical utility room, storage room and boiler room with access to the garage and garden.

On the upper floor there are 3 spacious bedrooms and a bathroom with shower, bath, toilet and sinks.

The house has a renovation requirement, but given its layout and location offers great potential!

In the beautiful garden, with terrace and garden shed, you can enjoy peace and privacy.

The house is located in a quiet street, within walking distance of downtown and near major connecting roads.

## Characteristics

### GENERAL

Address:	Liersebaan 54 2500 Koningshooikt
Price:	€ 425.000
Ground area:	1410 m <sup>2</sup>
Habitable surface:	162 m <sup>2</sup>
Facade width:	8.7 m
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	1968
Cadastral income:	€986

### LAYOUT

Entrance Hall:	9.56 m <sup>2</sup>
Toilet 1:	1.21 m <sup>2</sup>
Living:	13.6 m <sup>2</sup>
Living:	18.04 m <sup>2</sup>
Kitchen:	17.04 m <sup>2</sup>
Washing Space:	6.9 m <sup>2</sup>
Storage:	8.06 m <sup>2</sup>
:	4.41 m <sup>2</sup>
Garage:	41.96 m <sup>2</sup>
Storage:	14.52 m <sup>2</sup>
Night Hall:	11.72 m <sup>2</sup>
Bathroom 1:	9.2 m <sup>2</sup>
Bedroom 1:	13.6 m <sup>2</sup>
Bedroom 2:	18.04 m <sup>2</sup>
Bedroom 3:	17.04 m <sup>2</sup>

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1410 m²



162 m²

#### COMFORT

Heating:	Individual
Kitchen:	All built-in

#### EPC

EPC:	884 kWh/m²
EPC level:	F

#### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	Requested
Flood-sensitive area:	Not located in a flood-prone area