

## FOR SALE - EXCEPTIONAL HOUSE

Bosstraat 138, 3930 Hamont-Achel

**Sold**

**Ref. 1670 TK**



Number of bedrooms: 5  
Number of bathrooms: 3  
Garages: 2  
Availability: tbd with the owner

Surf. Living: 338m<sup>2</sup>  
Surf. Plot: 1989m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 128kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: Info at the office  
Available: Tbd with the owner  
Land registry income: € 1.898,00

## BUILDING

Habitable surface: 338,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1967  
Renovation: 2009  
State: Renovated  
Number of floors: 2  
Main area: 338 m<sup>2</sup>  
Type roof: Saddle roof  
Orientation rear: North-west  
Orientation facade: South-east

## COMFORT

Furnished: Yes  
Videophone: Yes  
Air conditioning: Yes

## SECURITY

Access control: Yes  
Access control type: Fence

## ENERGY

EPC score: 128  
EPC code: 20200311-0002259250-RES-1  
EPC class: B  
Double glazing: Yes  
Windows: Vinyl  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Central  
School nearby: 2.100m  
Shops nearby: 1.300m  
Public transport nearby: 210m  
Highway nearby: 11.000m  
Sport center nearby: 3.900m

## TERRAIN

Ground area: 1.989,00 m<sup>2</sup>  
Width at the street: 18,00 m  
Garden: Yes  
Orientation terrace 1: North-west

## LAYOUT

Living room: 36,25 m<sup>2</sup>  
Kitchen: 39,20 m<sup>2</sup>, hyper equipped  
Bureau: 13,87 m<sup>2</sup>  
Veranda: Yes  
Bedroom 1: 30,71 m<sup>2</sup>  
Bedroom 2: 18,90 m<sup>2</sup>  
Bedroom 3: 18,59 m<sup>2</sup>  
Bedroom 4: 10,59 m<sup>2</sup>  
Bedroom 5: 13,95 m<sup>2</sup>  
Bathroom type: All comfort  
Shower rooms: 3  
Toilets: 4

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

Summons: No

Servitude: No

## **PARKING**

Garage: 2

Carport: Yes

Parkings outside: 7

Parkings inside: 2