

FOR SALE - HOUSE

Hoekstraat 57, 2470 Retie

Sold

Ref. 1977 AK



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 3

Surf. Living: 150m²
Surf. Plot: 792m²
Surf. terrace: 40m²
Neighbourhood: Suburb

PEB/EPB: 563kwh/m²/j

DESCRIPTION

Located on a beautiful corner plot you will find this spacious family home in schoonbroek Retie.

Layout

Through the entrance hall, you enter the spacious living room with fireplace and views of the South facing garden. Open kitchen with breakfast corner which is fully installed and has a granite worktop. Small storage cellar. Behind the kitchen is a corridor to the back door where there is a toilet and access to the indoor garage.

Floor

The fixed staircase in the entrance hall leads to the first floor landing. 4 spacious bedrooms as well as a bathroom with shower in bath, toilet and a washbasin are provided. The loft ladder takes you up to the storage attic.

Outside

The beautifully landscaped sunny garden has a practical covered terrace and a nice pond. The garden leads to the spacious but also very high shed at the back, which can easily accommodate a mobile home. This opens onto the side street. Apart from the indoor garage and the large barn, there are also 2 carports.

All in all, an exceptional property that is definitely worth a visit!

FINANCIAL

Price: Info at the office

VAT applied: No

Land registry income: € 1.031,00

BUILDING

Habitable surface: 150,00 m²

Fronts: 4

Construction year: 1975

Orientation rear: South

COMFORT

Furnished: No

Handicap friendly: No

ENERGY

EPC score: 563

EPC code: 20230324-0002847900-RES-1

EPC class: F

Double glazing: Yes, thermic isol.

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

LOCATION

Environment: Suburb

TERRAIN

Ground area: 792,00 m²

Garden: Yes

Orientation terrace 1: South

LAYOUT

Kitchen: US hyper equipped

Bathroom type: Shower in bath

Toilets: 2

Terrace: 40,00 m²

Laundry: Yes

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Water: Yes

Heating: Individual

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
24/03/2023

Intimation: No - no legal correction or
administrative measure imposed

PARKING

Garage: 3

Carport: Yes

Parkings outside: 2

Parkings inside: 5