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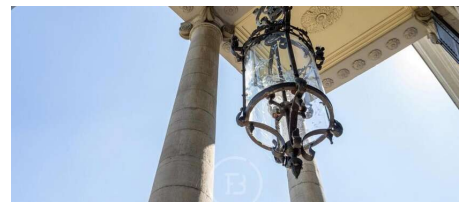
**E-mail:** tom@fw4.be

## For sale - Castle

Hoogstraat 35, 3840 Borgloon

**€ 6.135.000**

Ref. \_OPB



Number of bedrooms: 10  
Number of bathrooms: 7  
Availability: tbd with the owner

Surf. Living: 3000m<sup>2</sup>  
Neighbourhood: woods

PEB/EPB: 777kwh/m<sup>2</sup>/j  
Glazing type: thermic and  
acoustic isol., mixed

# Description

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## Financial

Price: € 6.135.000,00  
Available: Tbd with the owner  
Available date: 01 December 2023

## Building

Structure: Bricks (Caramida)  
Habitable surface: 3.000,00 m²  
Fronts: 4  
Construction year: 1400  
Net area: 3.000,00 m²  
Main area: 830 m²  
Orientation rear: South

## Comfort

Furnished: Yes  
Handicap friendly: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Smoke detector: Yes  
Elevator: Yes  
Blinds: Yes  
Security door: Yes  
Air conditioning: Yes  
Pool: Yes  
Poolhouse: Yes  
Tennis: Yes

## Energy

EPC score: 777 kWh/m²/year  
EPC total score: 123 kWh/year  
EPC co2 emission: 777  
Glazing type: Thermic and acoustic isol., mixed  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Gas pipes installed  
Heating: Individual  
Solar panels: Photovoltaic  
Water tank: 12.345 L

## Location

Environment: Woods, quiet, Sunny side

## Terrain

Width at the street: 123,00 m  
Pastures: Yes  
Horse stables: Yes  
Tack room: Yes  
Inside track: Yes  
Outside track: Yes  
Forest: Yes  
Park: Yes  
Pond: Yes  
Playground: Yes

## Layout

Kitchen: Hyper equipped  
Bathroom type: All comfort  
Bathroom 2 : Shower and bath tub  
Bathroom 3 : Shower in bath  
Bathroom 4 : Luxurious  
Cellar: Yes

## Technics

Electricity: Yes (Details elektriciteit EN)  
Absorbing well: Yes

## Planning

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
As-built certification: Yes  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Intimation: No - no legal correction or administrative measure imposed  
Flooding area: 🏠 Not located in flood area - delimited flood area  
G-score: B  
P-score: C  
Summons: No

Map of land authority: Yes

Implentation plan: Yes

Ground certificate: Yes

Environmental permit: Yes

Heritage Protected: Yes