



Naamsesteenweg 232 , 3001 Heverlee

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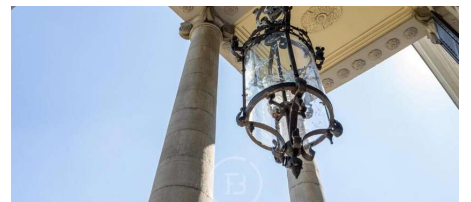
**E-mail:** tom@fw4.be

## 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 m<sup>2</sup>

Fronts: 4

Construction year: 1400

State: Renovated

Net area: 3.000,00 m<sup>2</sup>

Main area: 830 m<sup>2</sup>

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/m<sup>2</sup>/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

Laundry: Yes

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

Implementation plan: Yes

Ground certificate: Yes

Environmental permit: Yes

Heritage Protected: Yes

Management measures recorded in the register of  
measures: No