



Naamsesteenweg 232 , 3001 Heverlee

**Phone number:** +32 (0)16 89 51 89

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

## For sale - Country house

**€ 445.000**

**Leyssenstraat 35, 3660 Opglabbeek**

**Ref. ImmoFusionTest**



Number of bedrooms: 4

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 256m<sup>2</sup>

Surf. Plot: 1020m<sup>2</sup>

PEB/EPB: 123456789kwh/m<sup>2</sup>/j

# Description

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## Financial

Price: € 445.000,00  
Available: At the contract

## Building

Habitable surface: 256,00 m²  
Fronts: 4

## Energy

EPC score: 123.456.789 kWh/m²/year  
EPC total score: C kWh/year  
EPC code: 20240303-0001982674-RES-3  
EPC class: F  
EPC co2 emission: 1  
Electricity certificate: Yes, conform

## Terrain

Ground area: 1.020,00 m²  
Garden: Yes

## Layout

Dressings: 11,00 m²  
Bathroom surface: 8,00 m²  
Shower room: 4,00 m²

## Planning

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