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# For sale - Multi-purpose building

**€ 1.234.567**

**Avenue du Bois Claude 5, 1340 Ottignies-Louvain-la-**

**Ref. Ref.2022.10.23_002**









Number of bedrooms: 7
Number of bathrooms: 3
Availability: tbd with the tenant

Surf. Living: 765m²
Surf. Plot: 2000m²
Surf. terrace: 80m²
Neighbourhood: quiet

# Description

## Financial

Price: € 1.234.567,00
VAT applied: Yes
VAT building: € 400.399,00
Land registration: € 12.345,00
Available: Tbd with the tenant
Available date: 31 October 2023

## Building

Habitable surface: 765,00 m²
Fronts: 4
State: Very good state
Number of floors: 4
Main area: 1.234 m²
Front width: 43,21 m

## Comfort

Furnished: Yes
Blinds: Yes

## Energy

EPC score: 0
EPC total score: 6 kWh/year
EPC code: 8
EPC class: App
EPC co2 emission: 0
Energy level: 999
Electricity certificate: Yes, not conform
Solar panels: Photovoltaic

## Location

Environment: Quiet, countryside

## Terrain

Ground area: 2.000,00 m²
Width at the street: 12,34 m
Garden: Yes (500,00 m²)
Orientation of the garden: South
Orientation terrace 2: North-east

## Layout

Kitchen: Yes, US semi fitted
Bedroom 1: 31,00 m², pvc
Bedroom 2: 32,00 m², bambou
Bedroom 3: 33,00 m², concrete
Bedroom 4: 34,00 m², screed
Bedroom 5: 35,00 m², polished concrete
Bedroom 6: 36,00 m², resin
Bedroom 7: 37,00 m², wood
Bedroom 8: 38,00 m², industrial tiles
Bedroom 9: 39,00 m², industrial
Bedroom 10: 40,00 m², cork
Bathroom 1: 21,00 m²
Bathroom 2 : 22,00 m²
Bathroom 3 : 23,00 m²
Shower room: 7,70 m²
Terrace: 80,00 m²
Laundry: No

## Planning

Building permission: No
Environmental permit: No
Destination: Rural residential area
Intimation: Administrative measure imposed
Right of pre-emption: No
Parcelling permission: No
Obligation to renovate: Yes
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 07/12/2022
Flooding area: Not located in flood area

G-score: A
P-score: D
Summons: No

## Parking

Garage: Yes
Parkings outside: Yes
Parkings inside: Yes