



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - Building ground

€ 225.000

Populierenlaan LOT 3, 3070  
Kortenberg

Ref. 6779704 



Availability: at the contract

Surf. Plot: 365m<sup>2</sup>

# Description

Superbly located building plot, being LOT 3 from an approved allotment consisting of 15 lots.  
Surface area of this plot: 365m²;  
Orientation garden: south;  
Building type: three-front dwelling;  
Floors: 2 residential floors, possibly a third residential floor within the gabarit of a pitched roof with an inclination between 25 and 45°;  
Maximum building depth: 15 metres ground floor and 12 metres first floor, or 13 metres ground floor + first floor;  
Maximum cornice height: 6 metres for a pitched roof, 6.5 metres for a flat roof;  
Roof design: gable roof with a ridge parallel to the front road, pitch between 25 and 45° or a flat roof;  
Destination: single-family dwelling;  
Basement: NOT permitted;  
Layout: see attached plan.

Rear extension strip: paving maximum 50% and only in permeable materials. Driveways should be bundled against the plot boundaries, see also advice from ANB.

Side garden strip: maximum 1 metre wide walkway along the side wall and only in water-permeable materials.

Back garden strip: maximum area of 20% of the back garden area, only as a terrace or footpath. Structures: garden house or garden shed, maximum area 15%.

Fences on the plot boundary: mandatory a regional hedge whether or not in combination with posts and wire. Maximum height: 2 metres on the side and rear boundaries, 1 metre on the front plot boundary.

Exceptional and unique location. Peace and quiet guaranteed.

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## Financial

Price: € 225.000,00  
Available: At the contract

## Building

State: Very good state

## Terrain

Ground area: 365,00 m²  
Ground depth: 34,50 m

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: Not disclosed