



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - Building ground

€ 245.000

Populierenlaan LOT 6, 3070  
Kortenberg

Ref. 5996578   




Availability: at the contract

Surf. Plot: 368m<sup>2</sup>

## Description

Superbly located building plot, being LOT 6 from an approved allotment consisting of 15 lots.

Surface area of this plot: 368m<sup>2</sup>;

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: € 245.000,00

Available: At the contract

## Building

State: Very good state

## Terrain

Ground area: 368,00 m<sup>2</sup>

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