



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - Building ground

**€ 370.000**

**Populierenlaan LOT 12, 3070 Kortenberg**

**Ref. 5997648**



Availability: at the contract

Surf. Plot: 1095m<sup>2</sup>

## Description

Superbly located building plot, being LOT 12 from an approved allotment consisting of 15 lots.

Surface area of this plot: 1095m<sup>2</sup>;

Orientation garden: south;

Building type: open construction;

Building layers: 2 residential layers, possibly a third residential layer within the gabarit of a pitched roof with an inclination between 25 and 45°;

1. 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.

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

Back garden strip: maximum area of 80m<sup>2</sup>, only as a terrace or footpath. Structures: garden house or garden shed, maximum surface area 25m<sup>2</sup>.

Fences on the plot boundary: compulsory 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: € 370.000,00

Available: At the contract

## Building

State: Very good state

## Terrain

Ground area: 1.095,00 m<sup>2</sup>

Ground depth: 77,00 m

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed