

**House for sale**

Delpoortstraat 7 3300 Tienen

**€ 257.000**

 4  1  174 m<sup>2</sup>  80 m<sup>2</sup>



# Description

Townhouse full of character within walking distance of the center of Tienen with a living area of +/- 174m<sup>2</sup> and just across the park. This house to renovate comprises an entrance hall, living room, dining room, storage room, and a fitted kitchen with access to a small courtyard. On the split level: a bathroom, toilet, and laundry room. On the 1st floor: 2 spacious bedrooms. On the 2nd floor: 2 spacious bedrooms and fixed stairs to the attic, possible to create 2 more bedrooms here. Gas condensing boiler, double glazing. Behind the discreet façade, is a sea of space and beautiful volumes with lots of light. Ideal base if you want to live in the heart of the city, quiet and green, very practical at walking distance from everything and only a few minutes from all main roads.

## Details

### General information

State  
**To be renovated**

Type of construction  
**Attached**

Orientation of the rear front  
**North-east**

Parking inside  
**No**

### Layout

Living room  
**14 m<sup>2</sup>**

Dining room  
**13 m<sup>2</sup>**

Kitchen  
**12 m<sup>2</sup> (fully fitted)**

Bedroom 1  
**19 m<sup>2</sup>**

Bedroom 2  
**13 m<sup>2</sup>**

Bedroom 3  
**13 m<sup>2</sup>**

Bedroom 4  
**19 m<sup>2</sup>**

Bathroom  
**bath**

Toilets  
**1**

Cellar  
**Yes**

Laundry  
**Yes**

Attic  
**Yes**

### In the proximity

Environment  
**Central**

Shops nearby  
**Yes**

School nearby  
**Yes**

Public transport nearby  
**Yes**

### Dimensions

Ground area  
**80 m<sup>2</sup>**

Habitable surface  
**174 m<sup>2</sup>**

### Comfort

Handicap friendly  
**No**

Elevator  
**No**

Pool  
**No**

### Energy

EPC  
**390 kWh/m<sup>2</sup>**

Electricity certificate  
**Yes, not conform**

Heating type  
**Gas (centr. heat.)**

Heating  
**Wall heating**

### Financial

Price  
**€ 257.000**

Land registry income  
**€ 689**

Reference  
**Delporte 7**

Available  
**At the contract**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**No**

Right of pre-emption  
**Not disclosed**