

House to be renovated/demolished located opposite the Molenvijvers on a southern plot of 1,708 m²!

Molenstraat 104, 3600 Genk



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This property is located in a green environment near the Molenvijverpark, on a south-facing plot of 1,708 m², within walking distance of the center of Genk. Within a one-kilometer radius, you will find the Ziekenhuis Oost-Limburg, various schools, the Kattevennen nature and recreation area, and the entrance to the E314 motorway, providing excellent accessibility. Situated in the sought-after and quiet residential neighborhood "Molenblook" with views of the park, this is an exceptionally exclusive offer! Eligible private individuals can demolish the existing structure and build a new home at the favorable VAT rate of 6%.

LAYOUT:

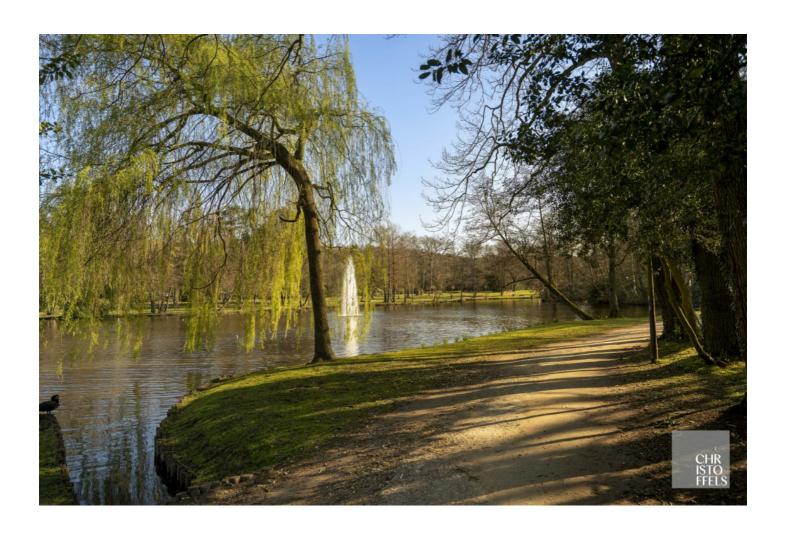
The ground floor includes an entrance hall with a guest toilet, a spacious living room with a sitting and dining area, and a kitchen. Additionally, there is a bathroom, an integrated garage, and a cellar. On the first floor, there is a landing and four bedrooms.

BUILDING REGULATIONS:

For the relevant plot, there is no specific development plan, spatial implementation plan, or subdivision applicable.

According to the regional plan, the plot is located in a residential area.







Facts & Figures

Address Details

Financial information

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address Molenstraat 104

3600 Genk

Technical information

year of construction 1957 bedrooms

 $\begin{array}{ccc} \textbf{plot size} & 1.708 \text{ m}^2 & \textbf{bathrooms} & 1 \end{array}$

habitable living space 209 m^2 epc 692 kwh/m^2

garden orientation south

extra garden shed, cellar

g-score a

p-score a

o-level not located in flood area

worg no

