



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

Molenstraat 104, 3600 Genk

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

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

address Molenstraat 104
3600 Genk

Financial information

Technical information

year of construction	1957	bedrooms	4
plot size	1.708 m ²	bathrooms	1
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		