



# **Te renoveren woning met 3 slaapkamers op ruim perceel van 1.085 m<sup>2</sup>**

*15 Augustusstraat 65, 3690 Zutendaal*

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*This property in need of renovation offers plenty of opportunities for those looking for space and potential. With a living area of 181 m<sup>2</sup> on a generous 1,085 m<sup>2</sup> plot and three bedrooms, it provides the ideal foundation to create a warm, contemporary family home in a green and peaceful setting.*

## Ground floor

You enter the home through the entrance hall, where you will immediately find a shower room.

Next, you reach the stair hall, which includes a separate guest toilet. From here, you have access to the living area at the front of the house. The living room offers ample space for both a seating area and a dining area. Adjacent to the living room is a separate, versatile room that is ideal as a home office or hobby room.

At the rear, you will find the kitchen.

## First floor

On the first floor you arrive at the landing, which provides access to all rooms. At the front of the house there are two bedrooms.

The bathroom is centrally located on this floor. At the rear there is an office, which can also be used as an additional bedroom, dressing room, or workspace.

## Finishes

The kitchen is equipped with a gas hob, oven, extractor hood, refrigerator, microwave, and double sink.

The bathroom features a bathtub, shower, wall-hung toilet, and a double washbasin integrated into the bathroom vanity.





# Facts & Figures

## Address Details

**address** 15 Augustusstraat 65  
3690 Zutendaal

## Financial information

**registration fees apply** yes

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## Technical information

<b>year of construction</b>	1965	<b>bedrooms</b>	3
<b>plot size</b>	1.085 m <sup>2</sup>	<b>bathrooms</b>	1
<b>habitable living space</b>	181 m <sup>2</sup>	<b>heating</b>	cv op gas d.m.v. radiatoren/convectoren
<b>garden orientation</b>	noordoosten	<b>epc</b>	355 kwh/m <sup>2</sup>
<b>external woodwork</b>	hr-glas en enkel glas, pvc		
<b>g-score</b>	b		
<b>p-score</b>	b		
<b>o-level</b>	klasse b (kleine kans onder klimaatverandering sc2050)		