



HOUSE FOR SALE  
GEMBOUX



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**

Avenue Georges Bedoret, 9  
5030 Gembloux

**PRICES**

695.000 €





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**eau office**

Clos des Chêneaux 18A  
1390 Grez-Doiceau  
+32 10 816 800

**office**

Avenue Reine Astrid 92 bte 2  
1310 La Hulpe  
+32 2 216 88 00





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|                        |                      |
|------------------------|----------------------|
| Land surface           | 1.100 m <sup>2</sup> |
| Living space           | 230 m <sup>2</sup>   |
| Year of construction   | 1992                 |
| Year of renovation     | 2021                 |
| Number of bedrooms     | 4                    |
| Surface area bedroom 1 | 12 m <sup>2</sup>    |
| Surface area bedroom 2 | 12 m <sup>2</sup>    |
| Surface area bedroom 3 | 15 m <sup>2</sup>    |
| Surface area bedroom 4 | 20 m <sup>2</sup>    |
| Number of bathrooms    | 2                    |
| Number of toilets      | 2                    |



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|                       |   |
|-----------------------|---|
| Workspace             | yes   |
| Attic                 | yes   |
| Cellars               | yes   |
| Carport               | yes   |
| Orientation           | south   |
| Type of heating       | individual  |
| Type of window frames | aluminium   |
| Sewer connection      | yes   |
| EPB                   |  |
| EPB - Unique code     | 20240911008976  |
| EPB - E Spec          | 146 kWh/m <sup>2</sup> .an  |



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EPB - E total  
Availability

36.719 kWh/an  
at the contract



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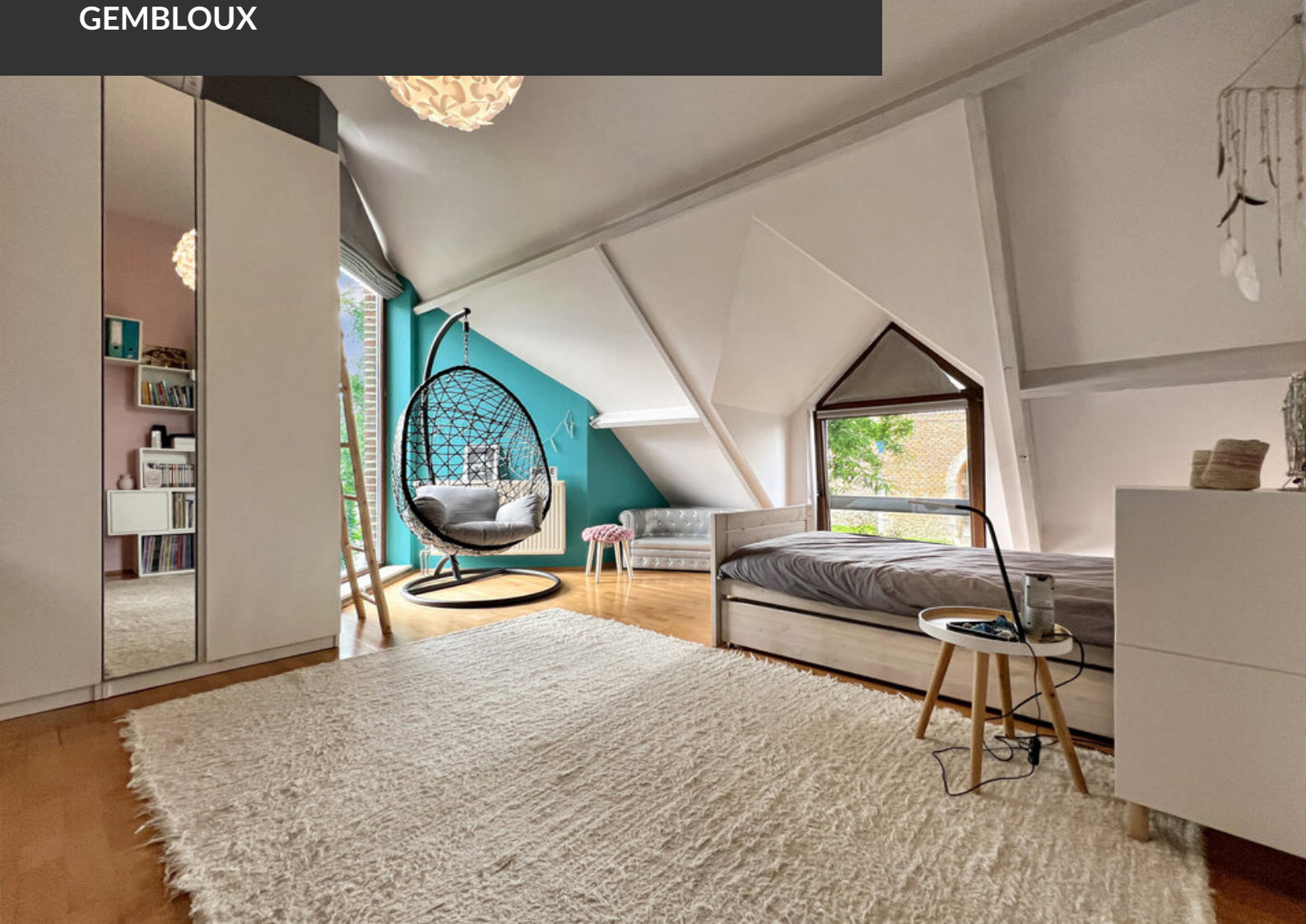
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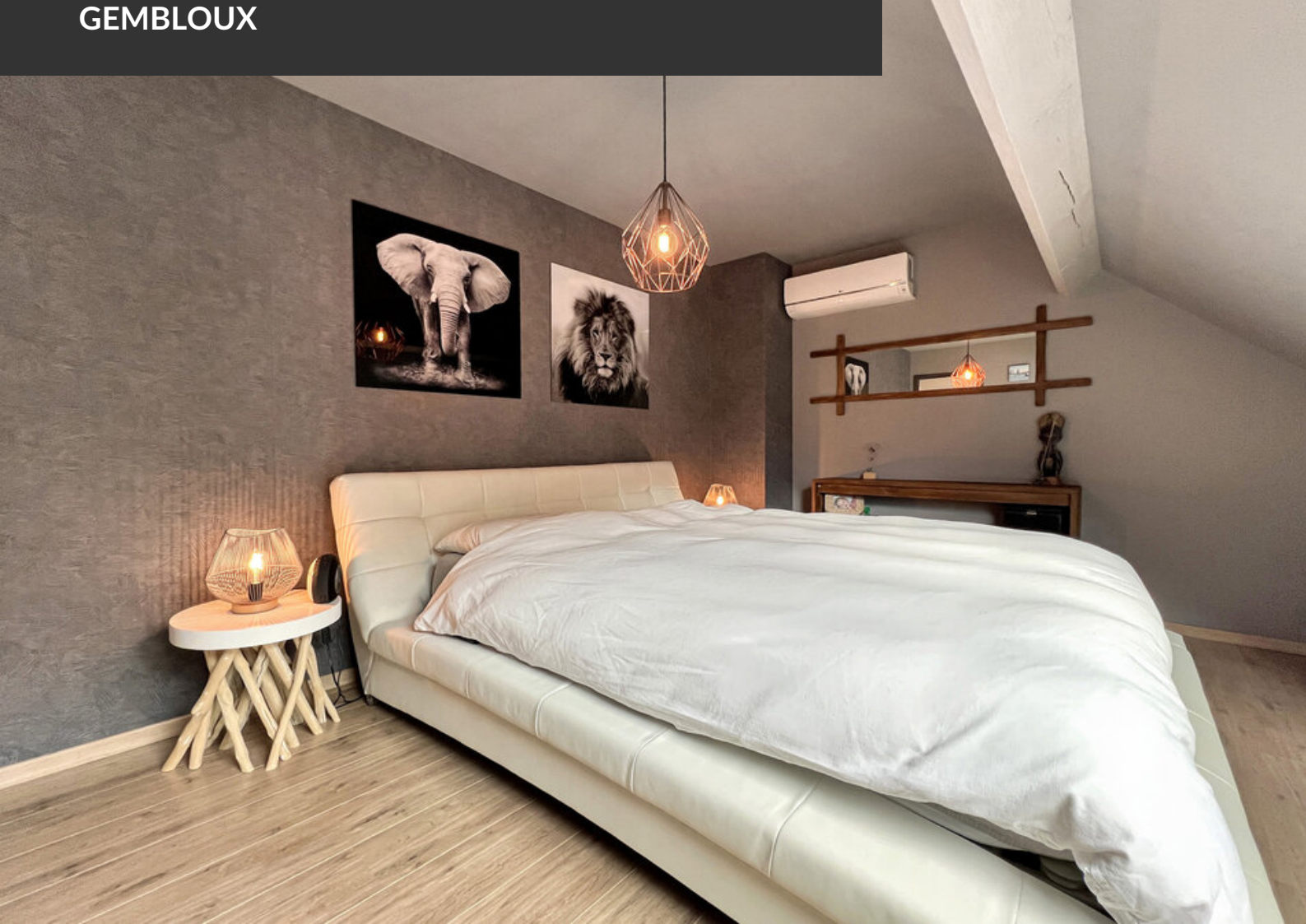
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