



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

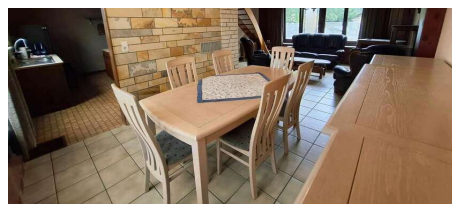
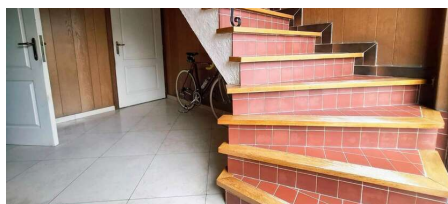
E-mail: info@immowillems.be

For sale - Bel-etage

€ 355.000

Engerstraat 161, 3070
Kortenberg

Ref. 7140592 



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 178m²

Surf. Plot: 387m²

Description

At Engerstraat 161 in Erps-Kwerps, you'll find a spacious bel-étage home.

On a plot of 387 m², the house offers approx. 178 m² of livable space, spread over three levels.

- Ground floor: entrance hall, garage with electric door, storage space, and direct access to a terrace and the beautifully landscaped garden.
- First floor: a spacious dining and living area, toilet, kitchen, and veranda with stairs leading down to the ground-level terrace with its charming mosaic floor, and further into the garden.
- Second floor: four bedrooms and a bathroom.

The garden itself is a real asset, featuring a garden shed, a dedicated vegetable patch, and lovely green views. EPC label F applies, though insulating the roof is sufficient to reach label D — which lifts the renovation obligation (see EPC report, pages 3 and 5). The property scores top marks (level A) for both parcel and building in relation to flood risk zone.

A home with soul, ready for its next chapter.

Financial

Price: € 355.000,00
VAT applied: No
Available: At the contract

Building

Habitable surface: 178,00 m²
Fronts: 2
Construction year: 1930

Energy

EPC class: F

Terrain

Ground area: 387,00 m²
Garden: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: Not disclosed
G-score: A
P-score: A

Parking

Garage: 1