



Leuvensesteenweg 587 , 3071 Kortenberg

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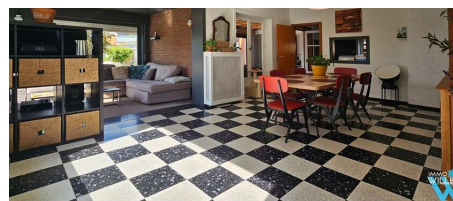
E-mail: info@immowillems.be

For sale - Charming house

€ 449.000

Kouterstraat 30, 3071 Erps-Kwerps

Ref. 7838537



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 223m²

Surf. Plot: 850m²

PEB/EPB: 331kwh/m²/j

Description

This charming detached home combines a surprising amount of space with an exceptionally well-maintained condition and plenty of possibilities for the future.

The property features a large, pleasant living room and four very spacious bedrooms, two of which are located on the ground floor. The shower room is also on this level. This makes the house ideal not only for a family, but also for anyone looking for comfortable, largely single-level living, either now or later in life.

The property has been carefully maintained over the years, and it shows. It is fully move-in ready, the electrical installation is compliant and, with an EPC rating D that is close to a C rating, it offers a good starting point in terms of energy performance. Many of the windows are also fitted with shutters.

The roof slates contain asbestos and will need to be replaced in the longer term. The roof underlay itself is in excellent condition. The asbestos certificate is, of course, available as an attachment.

There is no shortage of additional space: the house is fully basemented and includes a garage. The driveway also provides parking for three cars. For those wishing to create even more living space in the future, the property offers considerable potential for extension. Plans have already been drawn up by an architect.

The outdoor space is equally pleasant. The large garden offers plenty of privacy and includes a greenhouse and vegetable garden. Its favourable orientation allows you to make the most of the sunshine. The peaceful surroundings, friendly neighbourhood and nearby woods and fields make this a wonderful place to unwind.

Despite its green setting, Leuven, Brussels and Zaventem Airport are all within easy reach.

A charming and exceptionally well-maintained home where you can enjoy comfortable living from day one, with plenty of space and opportunities to adapt it to your future needs.

Financial

Price: € 449.000,00

Available: At the contract

Building

Habitable surface: 223,00 m²

Fronts: 4

Construction year: 1967

State: Good state

Comfort

Furnished: No

Energy

EPC score: 331 kWh/m²/year

EPC class: D

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Terrain

Ground area: 850,00 m²

Garden: Yes

Orientation terrace 1: South

Layout

Kitchen: Yes

Bureau: Yes

Shower rooms: 1

Toilets: 1

Laundry: Yes

Cellar: Yes

Technics

Electricity: Yes

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: Not disclosed
G-score: A
P-score: A
Summons: No

Parking

Garage: 1
Parkings inside: Yes