



Leuvensesteenweg 587 , 3071 Kortenberg

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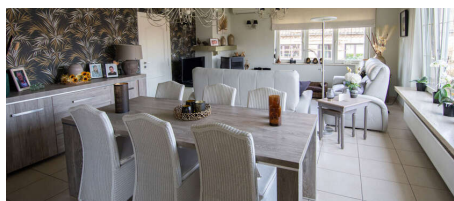
E-mail: info@immowillems.be

For sale - Charming house

€ 499.000

Grote Spekstraat 4, 3020 Herent

Ref. 5951893



Number of bedrooms: 3
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 145m²
Surf. Plot: 1002m²

PEB/EPB: 310kwh/m²/j

Description

This charming and high-quality finished house with beautiful south-facing garden is located near the centre of Buken !

Quiet area, fast connections.

EPC, calculated energy score (kWh/m²/year): 310, label D.

Highlights of this fine property:

- The beautiful garden, south facing;
- Functional living quarters (living areas on 1 level) with the following layout: entrance hall, staircase to the basements, hallway, 3 rooms, bathroom (shower), living room and a well-kept kitchen;
- There is a spacious attic with plenty of storage space;
- The house has a basement with an indoor garage; this space also provides access to the lovely garden;
- Extra toilet and shower in the basement;
- Spacious sun terrace and a nice garden house.

Heating with fuel oil and a pellet stove.

Interested? Contact us for more information and to schedule a viewing at this very fine property !

Financial

Price: € 499.000,00

Available: At the contract

Terrain

Ground area: 1.002,00 m²

Garden: Yes

Building

Habitable surface: 145,00 m²

Fronts: 4

Construction year: 1977

Renovation: 2015

State: Very good state

Front width: 12,00 m

Layout

Living room: 35,00 m²

Kitchen: 13,00 m², hyper equipped

Bedroom 1: 24,00 m²

Bedroom 2: 19,00 m²

Bedroom 3: 10,00 m²

Bathroom type: Shower

Cellar: Yes

Attic: Yes

Energy

EPC score: 310 kWh/m²/year

Double glazing: Yes

Heating type: Oil (centr. heat.)

Heating: Individual

Technics

Electricity: Yes

Phone cables: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

G-score: B

P-score: B

Parking

Garage: Yes