



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

**E-mail:** info@immowillems.be

## For sale - Exceptional house

**€ 689.000**

**Kouterstraat 110, 3071 Erps-Kwerps**

**Ref. 6792272**



Number of bedrooms: 4  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 217m<sup>2</sup>  
Surf. Plot: 1160m<sup>2</sup>

PEB/EPB: 122kwh/m<sup>2</sup>/j

# Description

Welcome to this charming 1935 property, fully renovated in 2024, located at Kouterstraat 110 in Erps-Kwerps. This unique home forms a single legal entity but features two separate living units – ideal for those looking for a care home.

Both units have their own separate entrances.  
The front unit includes an entrance hall, spacious living and dining area, fully equipped kitchen, bathroom, and three bedrooms.  
The rear unit is more compact, offering a cozy living room, kitchen, bathroom, and one bedroom.  
There is a connecting door between the two units that can be opened or closed according to your needs.

Additionally, there is a basement with three separate compartments, a separate large garage, and a wide driveway with space for multiple cars. Two extra parking spaces are available at the back.  
The garden faces south/southwest, perfect for enjoying the sun. An electric gate will be installed at the front soon.

EPC label B: 122 kWh/(m² year), electrical installation compliant with AREI, and asbestos-free – a real gem!

A unique opportunity for those seeking a move-in ready home with flexibility and character.

## Financial

Price: € 689.000,00  
Available: At the contract

## Terrain

Ground area: 1.160,00 m²  
Garden: Yes

## Building

Habitable surface: 217,00 m²  
Fronts: 4  
Renovation: 2024  
State: Renovated

## 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

## Energy

EPC score: 122 kWh/m²/year  
EPC class: B  
Double glazing: Yes  
Heating type: Gas (centr. heat.)  
Heating: Individual

## Parking

Garage: Yes