



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

E-mail: info@immowillems.be

For sale - Exceptional house

€ 360.000

Frans Mombaersstraat 98, 3071 Erps-Kwerps

Ref. 7194303



Number of bedrooms: 4
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 177m²
Surf. Plot: 741m²

PEB/EPB: 721kwh/m²/j

Description

Renovation property on 741 m² in a quiet, pleasant neighbourhood at Frans Mombaersstraat 98, Erps-Kwerps.

On a plot of 741 m² stands this charming 1935 home, offering 177 m² of living space. This detached house provides a solid foundation for anyone looking for a rewarding renovation project.

Layout is as follows: entrance hall, dining area, living room, kitchen, multipurpose room, shower room and toilet on the ground floor.

On the first floor, there are 3 bedrooms, including a master bedroom with a balcony, and a bathroom. The attic offers additional potential.

The property also includes an almost fully underground basement, including an integrated garage.

Key features:

- Plot: 741 m²
- Living area: 177 m²
- Construction year: 1935
- Non-indexed cadastral income: 1836
- EPC: F - 671 kWh/(m²/year) => renovation obligation applies
- Heating: natural gas
- Flood sensitivity: P-score A / G-score A (no risk)
- 1 asbestos material present (vinyl floor in small room, see asbestos report)

The house is quietly located in a pleasant neighbourhood with good connections and nearby amenities.

Contact us for a visit!

Financial

Price: € 360.000,00

Available: At the contract

Land registry income: € 1.836,00

Building

Habitable surface: 177,00 m²

Fronts: 4

Construction year: 1935

State: To be renovated

Energy

EPC score: 721 kWh/m²/year

EPC class: F

Terrain

Ground area: 741,00 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

Parkings inside: Yes