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## For sale - Exceptional house

€ 579.000

Molenbergdreef 9, 1930 Zaventem

Ref. 7682765



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 2

Availability: at the contract

Surf. Living: 191m<sup>2</sup>

Surf. Plot: 702m<sup>2</sup>

PEB/EPB: 383kwh/m<sup>2</sup>/j

## Description

Located on a quiet street near the centre of Zaventem, you'll find this exceptionally well-maintained semi-detached house with a warm atmosphere, plenty of natural light and a surprisingly spacious layout. Upon entering, the stylish entrance hall with its elegant spiral staircase immediately catches the eye. The living area with its open-plan kitchen flows seamlessly into the modern open-plan kitchen and, thanks to the large windows, enjoys a pleasant sense of openness.

The spacious veranda is undoubtedly a real bonus. This is truly an extra living space where you can enjoy the garden all year round. Thanks to the beautiful views of the greenery and the entire back garden, it feels particularly peaceful and private here — a lovely spot for breakfast, relaxing or entertaining guests.

The property also features 3 to 4 bedrooms, a study, a bathroom, a spacious attic, various storage areas in the basement and a double garage. Outside, the terrace and the fully enclosed garden provide a pleasant and safe environment for families, pets or gardening enthusiasts.

And then there is that exceptional added bonus: the large garden offers potential as additional building land — a rare opportunity in this location.

Peaceful living, with all amenities nearby: shops, schools, restaurants and the park with its ponds are all within easy reach. A home with character, space and future potential.

Book your viewing now.

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## Financial

Price: € 579.000,00

Available: At the contract

Liberal profession possible: Yes

## Building

Habitable surface: 191,00 m<sup>2</sup>

Fronts: 3

Construction year: 1948

Renovation: 2012

State: Very good state

## Comfort

Furnished: No

Alarm: Yes

Blinds: Yes

Air conditioning: No

## Energy

EPC score: 383 kWh/m<sup>2</sup>/year

EPC class: D

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

Heating: Individual

## Terrain

Ground area: 702,00 m<sup>2</sup>

Garden: Yes

## Layout

Kitchen: Yes, hyper equipped

Veranda: Yes

Bathroom type: All comfort

Laundry: Yes

Cellar: Yes

Attic: Yes

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No

Summons: No

## Parking

Garage: 2