



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

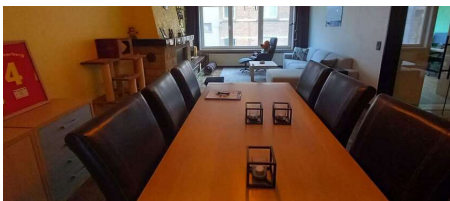
**E-mail:** info@immowillems.be

## For sale - Flat

**€ 325.000**

**Kerkstraat 12 B0102, 3070  
Kortenberg**

**Ref. 6626796**



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: tbd with the owner

Surf. Living: 118m<sup>2</sup>

PEB/EPB: 227kwh/m<sup>2</sup>/j

## Description

This spacious flat with basement and garage is located in a quiet street. The back of the building is facing west. Located on the first floor. This also includes a basement room (6m<sup>2</sup>) and a spacious garage (32m<sup>2</sup>). There is a lift in the building. Charges: € 75 / month.

Property layout:

Entrance, night hall, living room, dining room, room at the front, toilet, bathroom, room at the back, storage room, spacious and fully installed kitchen, passage to the terrace with small storage room.

Highlights:

Central heating with gas, recent boiler;

EPC, calculated energy score (kWh/m<sup>2</sup>/year): 227, LABEL C;

Electricity compliant with AREI;

Asbestos safe.

Book your visit now.

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## Financial

Price: € 325.000,00

Available: Tbd with the owner

Liberal profession possible: Yes

## Building

Habitable surface: 118,00 m<sup>2</sup>

Fronts: 3

Construction year: 1969

Renovation: 2022

State: Good state

## Comfort

Furnished: No

Elevator: Yes

## Energy

EPC score: 227 kWh/m<sup>2</sup>/year

Double glazing: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

## Layout

Living room: 32,00 m<sup>2</sup>

Kitchen: 16,00 m<sup>2</sup>, hyper equipped

Bedroom 1: 17,50 m<sup>2</sup>

Bedroom 2: 12,50 m<sup>2</sup>

Bathroom surface: 7,00 m<sup>2</sup>

Bathroom type: All comfort

Toilets: 1

Cellar: Yes

## Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No

Summons: No

## Parking

Garage: 1