



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

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For sale - Ground floor

€ 350.000

Leuvensesteenweg 445 BE, 3070 Kortenberg

Ref. 7686163



Number of bedrooms: 3

Surf. Living: 123m²

PEB/EPB: 225kwh/m²/j

Number of bathrooms: 1

Availability: at the contract

Description

A spacious ground-floor apartment in a central yet surprisingly quiet location — a combination that is becoming increasingly rare.

The apartment is part of a well-maintained building set slightly further back from the street, offering reduced noise levels while still being within walking distance of shops, public transport, schools and restaurants.

Inside, the property features three bedrooms, a bathroom, separate toilet, storage room, utility room and a kitchen with direct access to the garden. The real highlight is outside: a large terrace, private garden and beautiful open views over the landscaped park garden at the rear. At the front, the charming communal garden immediately creates a pleasant and welcoming atmosphere.

The apartment would benefit from some refreshing, but this also offers a wonderful opportunity to create a warm and comfortable home in a prime location in Kortenbergr.

An underground parking space and private cellar storage are also included.

A rare opportunity for those looking for space, peace and excellent accessibility all in one.

Financial

Price: € 350.000,00

Available: At the contract

Servitude: No

Liberal profession possible: Yes

Building

Habitable surface: 123,00 m²

Fronts: 3

State: To be refreshed

Energy

EPC score: 225 kWh/m²/year

EPC total score: 225 kWh/year

EPC class: C

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Terrain

Garden: Yes

Layout

Kitchen: Yes

Bathroom type: All comfort

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Yes

Intimation: No

Summons: No

Management measures recorded in the register of measures: No