Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53 **E-mail:** info@immowillems.be

For sale - Ground floor

€ 315.000

Edegemstraat 33A B0001, 3070 Kortenberg

Ref. 7851200









Number of bedrooms: 2
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 115m²

PEB/EPB: 415kwh/m²/j

Description

This ground-floor apartment enjoys a particularly convenient location, within walking distance of Kortenberg railway station, shops and the town centre, while still being situated in a quiet street.

The apartment is part of a small-scale building and stands out above all for its generous proportions. The living and dining area is spacious, as is the separate kitchen. It also offers two exceptionally large bedrooms and a spacious bathroom with both a bathtub and shower.

One of its main assets is the very large terrace, offering plenty of privacy and extending the living space outdoors. The apartment also comes with a private parking space in the basement.

The apartment requires complete renovation. Both the interior and its energy performance are outdated, but the generous layout, ground-floor location, large terrace and, above all, excellent location provide a very good basis for creating a comfortable and contemporary home.

An interesting property for anyone willing to renovate and looking for generous living space, a large outdoor area and a central location in Kortenberg.

Financial

Price: € 315.000,00
Available: Tbd with the owner
Land registry income: € 1.093,00

Building

Habitable surface: 115,00 m²
Fronts: 2
Construction year: 1993
State: To be refreshed

Comfort

Furnished: No

Energy

EPC score: 415 kWh/m²/year
EPC class: E

Terrain

Garden: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: Not disclosed

Parking

Garage: 1