



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

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

## For sale - House

**€ 435.000**

**Stroeykensstraat 12, 3071 Erps-Kwerps**

**Ref. 5642662**



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: tbd with the tenant

Surf. Living: 145m<sup>2</sup>

Surf. Plot: 415m<sup>2</sup>

PEB/EPB: 274kwh/m<sup>2</sup>/j

# Description

---

## Financial

Price: € 435.000,00  
Available: Tbd with the tenant  
Land registry income: € 1.051,00  
Servitude: No

## Building

Habitable surface: 145,00 m²  
Fronts: 2  
Renovation: 2017  
State: Good state

## Comfort

Furnished: No

## Energy

EPC score: 274 kWh/m²/year  
EPC class: C  
Double glazing: Yes  
Heating type: Oil (centr. heat.)  
Heating: Individual

## Terrain

Ground area: 415,00 m²  
Garden: Yes

## Layout

Kitchen: Yes  
Bureau: Yes  
Bathroom type: All comfort  
Cellar: Yes

## Technics

Electricity: Yes  
Phone cables: Yes

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: Yes  
Asbestos inventory certificate creation date: 13/12/2023  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No

## Parking

Garage: 1