



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - House

**€ 399.000**

**Stroeykensstraat 12, 3071 Erps-Kwerps**

**Ref. 5993810**



Number of bedrooms: 4

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

This well-kept residence on a nice 415m<sup>2</sup> plot is located in a fine neighbourhood in Erps.

Important assets:

- nice garden;
- EPC label C, calculated energy score (kWh/m<sup>2</sup>/year): 274;
- the property is asbestos-safe;
- electricity in accordance with AREI;
- P and G score: A, no flooding modelled.

Layout: entrance with toilet, stairs to basement area, living room, dining area, kitchen, veranda, terrace, garden and garage on the ground floor.

4 rooms, night hall, office space and bathroom on the first floor.

PLEASE NOTE: the property is currently rented, notice possible.

Book your visit now !

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### Financial

Price: € 399.000,00

Available: Tbd with the tenant

Land registry income: € 1.051,00

Servitude: No

### Building

Habitable surface: 145,00 m<sup>2</sup>

Fronts: 2

Renovation: 2017

State: Good state

### Comfort

Furnished: No

### Energy

EPC score: 274 kWh/m<sup>2</sup>/year

EPC class: C

Double glazing: Yes

Heating type: Oil (centr. heat.)

Heating: Individual

### Terrain

Ground area: 415,00 m<sup>2</sup>

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