



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - House

**€ 425.000**

**Vissegatstraat 53, 3071 Erps-Kwerps**

**Ref. 6808480**



Number of bedrooms: 4  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 192m<sup>2</sup>  
Surf. Plot: 1178m<sup>2</sup>

PEB/EPB: 351kwh/m<sup>2</sup>/j

## Description

This cosy residence (1989) is situated on a nice plot of 1178m<sup>2</sup>. Beautiful views.  
Please note that there is a right of way provided on the right side of the property.

Layout of the property:

- entrance with open stairwell, toilet, room/office, living room, dining room, kitchen, storage room, veranda and garden on the ground floor.

- Night hall, 3 rooms and a bathroom on the first floor.

At the back of the garden there is another spacious double garage.

EPC, calculated energy score (kWh/m<sup>2</sup>/year): 351, LABEL D.

Asbestos-safe.

Book your visit soon for this fine property.

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### Financial

Price: € 425.000,00

Available: At the contract

Servitude: Yes

### Building

Habitable surface: 192,00 m<sup>2</sup>

Fronts: 4

Construction year: 1989

State: Good state

### Comfort

Furnished: No

### Energy

EPC score: 351 kWh/m<sup>2</sup>/year

EPC class: D

Heating type: Gas (centr. heat.)

Heating: Individual

### Terrain

Ground area: 1.178,00 m<sup>2</sup>

Garden: Yes

### Layout

Bathroom type: All comfort

### Technics

Electricity: Yes

Phone cables: Yes

### Planning

Destination: Rural residential area

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

### Parking

Garage: Yes