



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

E-mail: info@immowillems.be

## For sale - House

€ 525.000

Vissegatstraat 100, 3071 Erps-Kwerps

Ref. 7567391



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 2

Availability: at the contract

Surf. Living: 249m<sup>2</sup>

Surf. Plot: 412m<sup>2</sup>

PEB/EPB: 173kwh/m<sup>2</sup>/j

# Description

In Erps-Kwerps, you will find this surprisingly spacious semi-detached home offering great potential and a unique open view at the rear.

You enter through a practical entrance hall leading to the exceptionally generous living area. The living room, dining area and kitchen flow seamlessly together, forming the heart of the home. The stove adds warmth and character, while large windows and the cosy veranda maximise the view of the garden.

The property currently offers 3 full-sized bedrooms, with the possibility to easily create additional rooms. Ideal for those looking for space to grow, work from home or create hobby areas.

The bathroom is neatly finished and equipped with a bathtub, shower and double washbasin — comfortable and practical for family living.

Outside, you can enjoy a large terrace with plenty of privacy and a spacious, sunny garden. The agricultural land behind the property guarantees long-term open and green views.

The integrated garage accommodates 2 cars and is fitted with two automatic doors — a real added value.

Additional advantage: there is the possibility to purchase the adjoining building plot as well.

A home that already offers a great deal today, while still leaving plenty of future possibilities.

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## Financial

Price: € 525.000,00

Available: At the contract

Land registry income: € 1.316,00

## Building

Habitable surface: 249,00 m<sup>2</sup>

Fronts: 2

State: Good state

Orientation rear: South-east

Orientation facade: North-west

## Comfort

Furnished: No

## Energy

EPC score: 173 kWh/m<sup>2</sup>/year

Electricity certificate: Yes, conform

## Terrain

Ground area: 412,00 m<sup>2</sup>

Garden: Yes (412,00 m<sup>2</sup>)

Orientation terrace 1: South-east

## Layout

Veranda: Yes

Attic: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

G-score: B

P-score: B

## Parking

Garage: 2