



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 289.000

Vissegatstraat 143, 3071 Erps-Kwerps

Ref. 7695084



Number of bedrooms: 2
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 144m²
Surf. Plot: 1146m²

PEB/EPB: 536kwh/m²/j

Description

In the quiet Vissegatstraat 143 in Erps-Kwerps, this renovation property is set on a generous 1,146 m² plot. The location offers a rural, green setting with a pleasant residential feel, while still ensuring easy access to Leuven, Zaventem and surrounding main roads.

The house is currently arranged as follows: entrance hall, living room, dining area, kitchen and storage room on the ground floor, with access to the terrace and spacious garden. The first floor includes a night hall, two bedrooms and a bathroom with a second toilet. There is also an attic space offering additional possibilities.

The property requires full renovation: the electricity is not compliant, it is not asbestos-safe, and it holds EPC label F. However, this creates a strong opportunity for buyers looking to shape a home entirely to their own taste.

A key advantage is that the plot is part of an approved subdivision plan. This allows for demolition of the existing house and construction of a new build in accordance with the planning regulations, benefiting from the reduced 6% VAT rate. Alternatively, the existing structure can be renovated into a comfortable family home with potential for three bedrooms.

The large garden and wide plot provide privacy, space and long-term potential in a peaceful and green environment.

Financial

Price: € 289.000,00
Available: At the contract

Terrain

Ground area: 1.146,00 m²
Garden: Yes

Building

Habitable surface: 144,00 m²
Fronts: 4
State: To be refreshed

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
Intimation: No
Summons: No

Energy

EPC score: 536 kWh/m²/year
EPC class: F
Electricity certificate: Yes, not conform