



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

E-mail: info@immowillems.be

For sale - House

€ 535.000

Engerstraat 32, 3071 Erps-Kwerps

Ref. 7851205



Number of bedrooms: 4
Number of bathrooms: 2
Availability: tbd with the owner

Surf. Living: 198m²
Surf. Plot: 1879m²

PEB/EPB: 281kwh/m²/j

Description

This semi-detached house offers plenty of space, both inside and out, combining renovations that have already been completed with excellent opportunities to further finish and extend the property according to your own needs.

The house features four bedrooms and two bathrooms, one of which still needs to be completed. Part of the renovation work has already been carried out, including new flooring, a new kitchen and a beautifully renovated bathroom. Solar panels are also installed.

The property is fully basemented. The basement level also offers the possibility of creating additional living or multipurpose space, although further finishing work is still required.

One of the main assets is the exceptionally large garden, which consists of two plots. Subject to the necessary permits, this offers considerable potential to significantly extend the existing house. The garden also includes a very large outbuilding/garage/hangar, offering plenty of possibilities.

Two large terraces provide ample space to enjoy the garden. At the rear, the property enjoys a lovely view of the nearby woodland, creating a pleasant green setting.

The house is also conveniently located close to a school and public transport.

A property for those looking for plenty of space today, while still having the opportunity to renovate, extend and finish the house according to their own taste.

Financial

Price: € 535.000,00

Available: Tbd with the owner

Terrain

Ground area: 1.879,00 m²

Garden: Yes

Building

Habitable surface: 198,00 m²

Fronts: 3

State: Good state

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Obligation to renovate: No

Asbestos inventory certificate: Yes

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

Comfort

Furnished: No

Energy

EPC score: 281 kWh/m²/year

EPC class: C

Electricity certificate: Yes, not conform

Parking

Garage: Yes

Parkings inside: Yes