



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - House

**€ 655.000**

**Kwikstraat 11 BA, 3078 Everberg**

**Ref. 6486737**



Number of bedrooms: 5  
Number of bathrooms: 2

Surf. Living: 277m<sup>2</sup>  
Surf. Plot: 1702m<sup>2</sup>

PEB/EPB: 273kwh/m<sup>2</sup>/j

# Description

Located on a plot of no less than 17a 02ca, this property comprises two separate dwellings that can only be sold together.

The original house dates back to the 17th century and used to serve as a playhouse – a piece of history in a quiet, rural setting.

Both homes each feature their own kitchen, bathroom, dining and living areas, making this property ideal for co-housing, multi-generational living, or investment purposes.

Total number of bedrooms: 5

House 1 – Kwikstraat 11:

- Living area: 125 m² • 2 bedrooms
- EPC C – 284 kWh/m²/year
- New gas boiler (2024)
- Recently renovated kitchen

House 2 – Kwikstraat 11A (rented):

- Living area: 152 m²
- 3 bedrooms
- EPC C – 273 kWh/m²/year

At the back of the plot, you'll find a garage with three separate boxes – convenient for personal use or an additional rental opportunity.

P-score: B / G-score: A → not flood-prone

A property with character, space, and potential – contact us for a visit!

## Financial

Price: € 655.000,00

## Building

Habitable surface: 277,00 m²

Fronts: 4

State: Good state

## Energy

EPC score: 273 kWh/m²/year

EPC class: C

## Terrain

Ground area: 1.702,00 m²

Garden: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

G-score: A

P-score: B

## Parking

Garage: Yes