



Leuvensesteenweg 587 , 3071 Kortenberg

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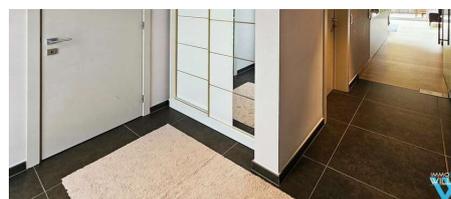
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## For sale - House

€ 735.000

Molenstraat 70, 3078 Everberg

Ref. 7258363



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 234m<sup>2</sup>

Surf. Plot: 325m<sup>2</sup>

Neighbourhood: residential area

PEB/EPB: 35kwh/m<sup>2</sup>/j

# Description

## Move-in ready, energy-efficient family home in a quiet and prestigious part of Everberg

Located in a peaceful and sought-after street of Everberg, this modern and well-maintained home offers the perfect balance between comfort, energy efficiency and quality of life. Built by Kwadraat, you can count on solid, high-quality construction. With approximately 234 m<sup>2</sup> of bright and functional living space, the house is thoughtfully designed to suit both family life and working from home. The generous living areas benefit from large windows, creating an open and welcoming atmosphere throughout the day.

The property features three spacious bedrooms and two bathrooms, providing comfort and privacy for all family members. An additional multipurpose large space on the upper floor can easily be used as a home office, hobby room or extra bedroom.

One of the key strengths of this home is its excellent energy performance (EPC A - 35), combined with solar panels, ensuring very low energy costs and long-term peace of mind in today's energy-conscious market.

Outside, the sun-oriented garden and terrace offer an ideal setting for children to play or for enjoying relaxing evenings with family and friends. A garage and 2 private parking spaces add to the everyday convenience.

Thanks to its strategic location, the property provides easy access to Brussels, Leuven and major transport links, while still offering the calm and green surroundings Everberg is known for.

A truly turn-key home, ready to move into without any renovation costs — ideal for families looking for comfort, sustainability and a high quality of living.

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## Financial

Price: € 735.000,00

Available: At the contract

## Building

Habitable surface: 234,00 m<sup>2</sup>

Fronts: 3

Construction year: 2013

State: Very good state

Number of floors: 3

## Comfort

Furnished: No

Pool: No

## Energy

EPC score: 35 kWh/m<sup>2</sup>/year

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

## Location

Environment: Residential area

## Terrain

Ground area: 325,00 m<sup>2</sup>

Garden: Yes (325,00 m<sup>2</sup>)

## Layout

Kitchen: US hyper equipped

Shower rooms: 2

Attic: Yes

## Technics

Electricity: 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: A

## **Parking**

Garage: 1