



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

**E-mail:** info@immowillems.be

## For sale - House

**€ 399.000**

**3070**

**Kortenberg**

**Ref. 6649278**



Number of bedrooms: 2  
Number of bathrooms: 1

Surf. Living: 151m<sup>2</sup>  
Surf. Plot: 895m<sup>2</sup>

PEB/EPB: 738kwh/m<sup>2</sup>/j

## Description

This charming house, built in 1970, is located at 123 Erpsestraat in Kortenberg.

The layout is as follows:

- Ground floor: Entrance hall, guest toilet, dining and living area, kitchen with access to the terrace.
- First floor: Two spacious bedrooms and a bathroom.
- Basement & garage

The house has an EPC rating of F, meaning renovation is mandatory.

Located in a quiet street, the garden enjoys a sunny south-facing orientation.

Interested? Feel free to contact us for more information or a viewing!

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### Financial

Price: € 399.000,00

### Building

Habitable surface: 151,00 m<sup>2</sup>

Fronts: 4

Construction year: 1970

### Energy

EPC score: 738 kWh/m<sup>2</sup>/year

EPC class: F

Heating type: Oil (centr. heat.)

### Terrain

Ground area: 895,00 m<sup>2</sup>

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: A