Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 587.000

Eekhoornstraat 8, 3070 Kortenberg

Ref. 7899775









Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: tbd with the tenant

Surf. Living: 216m²
Surf. Plot: 186m²

PEB/EPB: 166kwh/m²/j

Description

Looking for a home that offers generous living space, a sunny outdoor area and a quiet location? Then this well-maintained split-level home is definitely worth a visit.

Situated in a pleasant residential neighbourhood within walking distance of the centre of Kortenberg, this property offers no fewer than four bedrooms, two of which feature a charming mezzanine level. Ideal for families looking for extra space for children, hobbies, a home office or guest accommodation.

At the rear of the property, you can enjoy a low-maintenance city garden with a spacious terrace and plenty of privacy. Large windows overlooking the garden flood the home with natural light, creating a bright and welcoming atmosphere throughout the day.

The property has been carefully maintained over the years and is presented in very good condition. A spacious garage provides additional storage space and secure parking for a car, bicycles or other belongings.

The layout is both practical and unique: the kitchen and dining area are located on the ground floor, while the living room is situated on the first floor. This allows the living area to benefit from more natural light, greater privacy and a pleasant place to relax.

The property is currently rented, making it an attractive opportunity for investors seeking an immediate rental return.

A surprisingly spacious home offering plenty of possibilities, ideally located in a quiet area close to shops, schools, public transport and major access roads.

Interested in discovering this property? Contact us today to arrange a viewing!

Financial

Price: € 587.000,00
Available: Tbd with the tenant
Land registry income: € 1.337,00
Servitude: No
Liberal profession possible: Yes

Building

Habitable surface: 216,00 m²
Fronts: 2
Construction year: 2002
State: Very good state

Comfort

Furnished: No
Alarm: Yes
Parlophone: Yes
Smoke detector: Yes

Energy

EPC score: 166 kWh/m²/year
EPC class: B

Terrain

Ground area: 186,00 m²
Garden: Yes

Layout

Kitchen: Yes, hyper equipped
Bureau: Yes
Bathroom type: All comfort
Toilets: 3
Laundry: Yes
Cellar: No

Technics

Electricity: Yes
Phone cables: Yes

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
Obligation to renovate: No

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Intimation: No

G-score: D

P-score: D

Summons: No

Management measures recorded in the register of measures: No

Parking

Garage: 1