



Leuvensesteenweg 587 , 3071 Kortenberg

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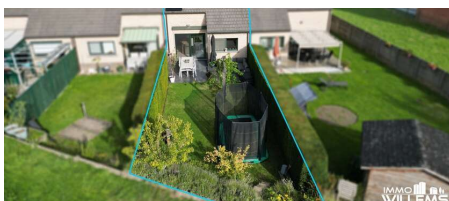
E-mail: info@immowillems.be

For sale - House

€ 469.000

Ballingstraat 36, 3078 Meerbeek

Ref. 7851189



Number of bedrooms: 3

Number of bathrooms: 1

Availability: tbd with the owner

Surf. Living: 148m²

Surf. Plot: 220m²

PEB/EPB: 133kwh/m²/j

Description

This exceptionally well-maintained home has been finished to a high standard and is completely move-in ready. Everything is in excellent condition, allowing you to move in immediately without any further work.

The property offers **three bedrooms and a fully finished attic room**, which can easily be used as a fourth bedroom, home office or hobby room. There is also a shower room and two toilets.

Outside, the **pleasant, low-maintenance garden** offers plenty of privacy and enjoys **permanent green views to the rear**.

The location combines good accessibility with plenty of greenery close by. **Kortenbergh, Tervuren and the E40 towards Leuven and Brussels** are all within easy reach, while open fields and long countryside walks are just a stone's throw away. The street is a **30 km/h zone**, and the friendly neighbours add to the pleasant living environment.

Solar panels complete the property.

A home for those looking above all for a place that is ready to enjoy from day one.

Interested? Feel free to contact us to arrange a viewing.

Financial

Price: € 469.000,00

Available: Tbd with the owner

Servitude: No

Liberal profession possible: Yes

Building

Habitable surface: 148,00 m²

Fronts: 2

Renovation: 2022

State: Very good state

Comfort

Furnished: No

Energy

EPC score: 133 kWh/m²/year

EPC class: B

Double glazing: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

Terrain

Ground area: 220,00 m²

Garden: Yes

Layout

Kitchen: Yes, hyper equipped

Toilets: 2

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate information:

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Intimation: No

Flooding area: Not located in flood area

Summons: No

Management measures recorded in the register of measures: No

Parking

Parkings inside: No