



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 485.000

Dijkveldweg 47, 1820 Steenokkerzeel

Ref. 7851186



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: tbd with the owner

Surf. Living: 140m²

Surf. Plot: 220m²

Neighbourhood: residential area

PEB/EPB: 77kwh/m²/j

Description

This spacious terraced house is located in a quiet residential neighbourhood and combines an exceptionally well-maintained condition with surprising amounts of space, plenty of natural light and a pleasant garden.

On the ground floor, in addition to the living areas, the property features a separate office or professional space, currently fitted out as a beauty salon. Ideal for anyone working from home or simply looking for a separate workspace.

The first floor comprises two spacious bedrooms, a dressing room and the bathroom. The fully finished attic provides an exceptionally large additional room, perfectly suited as a bedroom, hobby room or versatile living space.

Outside, comfort and easy maintenance have also been taken into account. The pleasant garden offers plenty of privacy and features a lovely terrace with sun awning. At the rear of the garden is a garage, accessible from the street behind the property. In addition, there are two private parking spaces: one at the front and one at the rear of the house.

The property is in exceptional condition and completely move-in ready. With solar panels, air conditioning and an EPC A rating, it is also fully equipped for comfortable and energy-efficient living.

Financial

Price: € 485.000,00
Available: Tbd with the owner
Land registry income: € 852,00
Servitude: No
Liberal profession possible: Yes

Building

Habitable surface: 140,00 m²
Fronts: 2
Construction year: 1991
Renovation: 2023
State: Very good state
Outhouse: Yes
Orientation rear: South-west

Comfort

Furnished: No
Alarm: No
Parlophone: No
Air conditioning: Yes

Energy

EPC score: 77 kWh/m²/year
EPC class: A
Double glazing: Yes
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)

Location

Environment: Residential area

Terrain

Ground area: 220,00 m²
Garden: Yes

Layout

Kitchen: Yes, hyper equipped
Bathroom type: Shower
Shower rooms: 1
Toilets: 2
Cellar: No
Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes
Septic well: Yes

Planning

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

Heating: Individual

Intimation: No

G-score: A

P-score: C

Summons: No

Management measures recorded in the register of
measures: No

Parking

Garage: 1

Parkings inside: Yes