



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - House

**€ 395.000**

**Dorp 10, 1933 Sterrebeek**

**Ref. 5937024**



Number of bedrooms: 3  
Number of bathrooms: 2

Surf. Living: 166m<sup>2</sup>  
Surf. Plot: 170m<sup>2</sup>  
Surf. terrace: 11m<sup>2</sup>

PEB/EPB: 506kwh/m<sup>2</sup>/j

# Description

Well-kept residence with the possibility of a liberal profession (former hair salon) in the centre of Sterrebeek.

The house is ready to move in. Restaurants, shops, public transport and services within walking distance.  
166m² habitable, with a separate garage and parking space in front of the property.  
Layout: cosy living room with electric fireplace and air conditioning, fully fitted kitchen, dining area, storage room, shower room with bathroom unit and separate toilet, veranda, courtyard and garage on the ground floor.  
3 bedrooms and a night hall on the first floor.  
Attic space with potential.  
EPC: 20240220-0003103909-RES-1: 506 kWh/m² Label F (renovation requirement).  
Central heating with natural gas.  
Double glazed PVC windows.  
Alarm.  
Book your visit soon.

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## Financial

Price: € 395.000,00

## Building

Habitable surface: 166,00 m²  
Fronts: 2  
State: To be refreshed

## Energy

EPC score: 506 kWh/m²/year  
EPC class: F  
Double glazing: Yes  
Heating type: Gas (centr. heat.)  
Heating: Individual

## Terrain

Ground area: 170,00 m²  
Garden: No

## Layout

Kitchen: Yes, hyper equipped  
Bedroom 1: 16,00 m²  
Bedroom 2: 12,00 m²  
Bedroom 3: 10,00 m²  
Bathroom type: Shower  
Toilets: 1  
Terrace: 11,00 m²

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: Not disclosed

## Parking

Garage: Yes