



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - House

**€ 645.000**

**Hendrik Smetsstraat 57, 1970 Wezembeek-  
Oprom**

**Ref. 6232283**



Number of bedrooms: 4  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 174m<sup>2</sup>  
Surf. Plot: 418m<sup>2</sup>

PEB/EPB: 285kwh/m<sup>2</sup>/j

# Description

This well-maintained, fully renovated house in a cul-de-sac has a lovely garden with patio, garden shed and garage.  
Fast connections.  
Central heating on gas.  
Property layout :  
Basement;  
Ground floor with spacious entrance, hall with toilet, stairs to first floor, very spacious kitchen, living and dining room, terrace, garden and storage/garage.  
First floor with very spacious bedroom, access to mezzanine, very nice bathroom.  
Attic room.  
Strengths of this property:  
No renovation obligation, EPC, calculated energy score (kWh/m²/year): 285, LABEL C.  
No asbestos.  
AREI compliant electricity.  
Book your visit to this beautiful property now.

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## Financial

Price: € 645.000,00  
Available: At the contract

## Terrain

Ground area: 418,00 m²  
Garden: Yes

## Building

Habitable surface: 174,00 m²  
Fronts: 3  
Renovation: 2024  
State: Very good state

## Layout

Kitchen: Yes  
Bathroom type: All comfort  
Toilets: 3

## Comfort

Furnished: No

## Technics

Electricity: Yes  
Phone cables: Yes

## Energy

EPC score: 285 kWh/m²/year  
EPC class: C  
Double glazing: Yes  
Heating type: Gas (centr. heat.)  
Heating: Individual

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: Not disclosed  
Intimation: No  
G-score: A  
P-score: A  
Summons: No

## Parking

Garage: Yes