



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

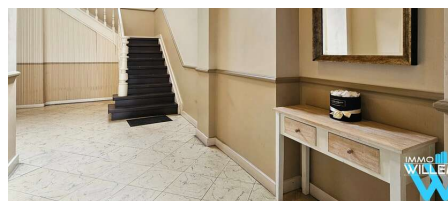
E-mail: info@immowillems.be

## For sale - Multi-purpose building

€ 1.350.000

Leuvensesteenweg 282, 3070 Kortenberg

Ref. 7605312



Availability: tbd with the owner

Surf. Living: 550m<sup>2</sup>

Surf. Plot: 1101m<sup>2</sup>

Neighbourhood: central

## Description

A well-maintained investment property comprising three flats and a spacious commercial unit with two garages. Well-maintained and ready to move into. Two of the flats are already let, guaranteeing an immediate income. The commercial space on the ground floor is ideal for those wishing to combine private life with a business. Inside, there is an open-plan, flexible space suitable for various commercial activities. In addition, the commercial premises also feature a separate office, two garages and a cellar. Energy performance certificate: A rating, electrical installation compliant, asbestos-free.

The spacious ground-floor flat is beautifully finished and offers lovely access to the garden. The open-plan living area, comprising the living room, dining room, study and kitchen, forms the heart of the home. Large bay windows provide plenty of natural light. Two bedrooms, two bathrooms and three toilets. The fitted wine cellar is a unique feature. The garden is very pleasant. Energy Performance Certificate: Class B

On the first floor is a spacious and bright flat, comprising three bedrooms and two bathrooms. The living area with open-plan kitchen is pleasantly and functionally laid out and opens onto a large south-facing terrace. EPC rating: C.

On the second floor: a charming flat with two bedrooms and a bathroom. A very cosy atmosphere and plenty of natural light. Here too, there is a terrace. EPC rating: C.

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## Financial

Price: € 1.350.000,00  
Available: Tbd with the owner

## Building

Surface: 550,00 m<sup>2</sup>  
Fronts: 2  
State: Very good state  
Number of floors: 3

## Energy

Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## Location

Environment: Central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

## Terrain

Ground area: 1.101,00 m<sup>2</sup>

## Layout

Bureau: Yes  
Cellar: Yes

## Planning

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

## **Parking**

Garage: Yes

Parkings inside: Yes