



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

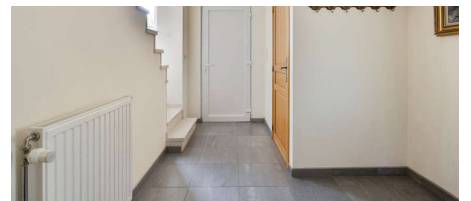
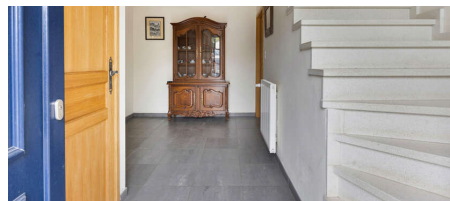
**E-mail:** info@immowillems.be

## For sale - Villa

**€ 649.000**

**Nederokkerzeelsesteenweg 7, 3071 Erps-Kwerps**

**Ref. 6789623**



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 229m<sup>2</sup>

Surf. Plot: 3330m<sup>2</sup>

PEB/EPB: 200kwh/m<sup>2</sup>/j

# Description

Welcome to this move-in ready villa, located 3071 ERPS-KWERPS, Nederokkerzeelsesteenweg 7.

Upon entering, you are welcomed by a spacious entrance hall with guest toilet. From the hall, you have direct access to the indoor garage and storage space.

The bright and cosy living room offers a lot of atmosphere, thanks to the large windows and the charming wood-burning stove. Adjacent is the spacious, fully equipped kitchen with an electric hob, oven, fridge, dishwasher and double sink.

On the first floor, there are four spacious bedrooms, a separate toilet and a comfortable bathroom with bathtub and double sink.

There is also a large attic and a full basement level, with an additional shower room.

The basement level is perfect for extra storage, a hobby room or an (extra) workspace.

The garden is stunning. The plot covers 3330m<sup>2</sup> and offers various possibilities.

In short, this is a top property. Come and experience it yourself!

Interested? Contact us today for more info or a visit!

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## Financial

Price: € 649.000,00

Available: At the contract

Servitude: No

Liberal profession possible: Yes

## Building

Habitable surface: 229,00 m<sup>2</sup>

Fronts: 4

Construction year: 2007

State: Good state

## Comfort

Furnished: No

## Energy

EPC score: 200 kWh/m<sup>2</sup>/year

EPC class: B

Double glazing: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

## Terrain

Ground area: 3.330,00 m<sup>2</sup>

Garden: Yes

## Layout

Bedroom 1: 18,00 m<sup>2</sup>

Bedroom 2: 15,00 m<sup>2</sup>

Bedroom 3: 14,00 m<sup>2</sup>

Bedroom 4: 14,00 m<sup>2</sup>

Bathroom type: All comfort

Toilets: 2

Cellar: Yes

Attic: Yes

## Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: Yes

Intimation: No

G-score: A

P-score: A

Summons: No

## Parking

Garage: 1