



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - Villa

€ 699.000

Bogaertstraat 23, 1910 Kampenhout

Ref. 7652306



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: tbd with the owner

Surf. Living: 249m<sup>2</sup>

Surf. Plot: 2165m<sup>2</sup>

PEB/EPB: 136kwh/m<sup>2</sup>/j

# Description

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## Financial

Price: € 699.000,00  
Available: Tbd with the owner  
Servitude: No  
Liberal profession possible: Yes

## Building

Habitable surface: 249,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1970  
Renovation: 2025  
State: Very good state

## Comfort

Furnished: No  
Alarm: Yes

## Energy

EPC score: 136 kWh/m<sup>2</sup>/year  
EPC total score: 136 kWh/year  
EPC class: B  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## Terrain

Ground area: 2.165,00 m<sup>2</sup>  
Garden: Yes

## Layout

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort  
Cellar: Yes

## Technics

Electricity: Yes  
Phone cables: Yes

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: Yes  
Obligation to renovate: No  
Asbestos inventory certificate: Yes  
Intimation: No  
G-score: A  
P-score: B  
Summons: No

## Parking

Garage: 1