



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

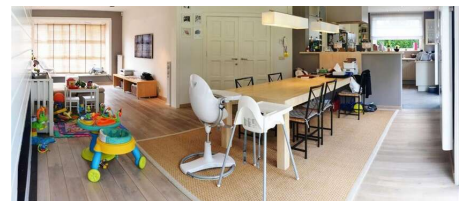
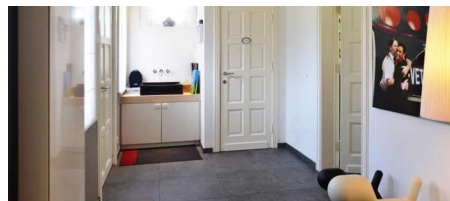
E-mail: info@immowillems.be

For sale - Villa

€ 650.000

**Hertog Jan II laan 2, 3070
Kortenberg**

Ref. 5384923



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: tbd with the owner

Surf. Living: 183m²

Surf. Plot: 691m²

PEB/EPB: 338kwh/m²/j

Description

Very charming villa with prime location (quiet street within walking distance of the city centre with shops, restaurants, public transport and services) on a plot of 691m².

Layout of the property:

entrance hall with toilet room, living room with cosy fireplace, fully equipped kitchen area, storage room, garage, terrace and garden on the ground floor.

The garden is fully enclosed and offers you the necessary peace and privacy.

3 spacious rooms, the night hall, shower room and bathroom on the first floor. Spacious attic.

EPC, calculated energy score (kWh/m²/year): 338, LABEL D.

Thorough renovations carried out:

- new windows with high-efficiency glass (2018);
- recent gas boiler (HR, Bosch)
- renewed roof with 18cm insulation.

WONDERFUL PROPERTY, A MUST SEE.

Financial

Price: € 650.000,00

Available: Tbd with the owner

Servitude: No

Terrain

Ground area: 691,00 m²

Garden: Yes (550,00 m²)

Orientation terrace 1: South-east

Building

Habitable surface: 183,00 m²

Fronts: 4

Construction year: 1955

Renovation: 2025

State: Very good state

Layout

Living room: 21,00 m²

Dining room: 23,00 m²

Kitchen: 19,00 m²

Bedroom 1: 17,00 m²

Bedroom 2: 16,00 m²

Bedroom 3: 15,00 m²

Toilets: 2

Energy

EPC score: 338 kWh/m²/year

EPC class: D

Double glazing: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

Technics

Electricity: Yes

Phone cables: Yes

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: 1