



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - Villa

**€ 825.000**

**Hazelnotenlaan 19, 1820 Steenokkerzeel**

**Ref. 6486734**



Number of bedrooms: 6  
Number of bathrooms: 2

Surf. Living: 299m<sup>2</sup>  
Surf. Plot: 1699m<sup>2</sup>

PEB/EPB: 306kwh/m<sup>2</sup>/j

# Description

This beautiful villa, built in 1978, is situated on a spacious plot of 16a99ca at 19 Hazelnotenlaan in Steenokkerzeel.  
With a living area of 299 m² and an EPC label D, this property offers the perfect combination of space and comfort without any renovation obligation.

- The house features:
- A spacious living and dining area, an open kitchen, a very large and bright veranda, several bedrooms, and 2 bathrooms
  - A double garage with an additional room above, a terrace with a pond, a greenhouse suitable for a jacuzzi, multiple parking spaces, and a garden with trees, including a playground with a slide for children
  - A full basement

Various shops, restaurants, and sports facilities are located nearby. The house is within close proximity to major roads such as the N21, N227, and E40.  
The property is also asbestos-safe.

This villa presents a unique opportunity for those looking for a spacious home in an attractive and well-connected area. Do not hesitate to contact us for more information or a viewing!

## Financial

Price: € 825.000,00

## Building

Habitable surface: 299,00 m²  
Fronts: 4  
Construction year: 1978  
State: Very good state  
Front width: 14,00 m

## Comfort

Alarm: Yes

## Energy

EPC score: 306 kWh/m²/year  
Heating type: Gas (centr. heat.)

## Terrain

Ground area: 1.699,00 m²  
Garden: Yes


## Layout

Living room: 29,50 m²  
Dining room: 32,50 m²  
Shower rooms: 2  
Toilets: 2

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: Not disclosed  
G-score: A  
P-score:  D

## Parking

Garage: Yes