

Leuvensesteenweg 587, 3071 Kortenberg

Phone number: 02 759 96 53

E-mail: info@immowillems.be

For sale - Charming house

Grote Spekstraat 4, 3020 Herent

€ 499.000

Ref. 5951893





Number of bedrooms: 3 Number of bathrooms: 1 Availability: at the contract Surf. Living: 145m² Surf. Plot: 1002m² PEB/EPB: 310kwh/m²/j

Description

This charming and high-quality finished house with beautiful south-facing garden is located near the centre of Buken !

Quiet area, fast connections.

EPC, calculated energy score (kWh/m²/year): 310, label D.

Highlights of this fine property:

- The beautiful garden, south facing;

- Functional living quarters (living areas on 1 level) with the following layout: entrance hall, staircase to the basements, hallway, 3 rooms, bathroom (shower), living room and a well-kept kitchen;

- There is a spacious attic with plenty of storage space;
- The house has a basement with an indoor garage; this space also provides access to the lovely garden;
- Extra toilet and shower in the basement;
- Spacious sun terrace and a nice garden house.

Heating with fuel oil and a pellet stove.

Interested? Contact us for more information and to schedule a viewing at this very fine property !

Financial

Price: € 499.000,00 Available: At the contract

Building

Habitable surface: 145,00 m² Fronts: 4 Construction year: 1977 Renovation: 2015 State: Very good state Front width: 12,00 m

Energy

EPC score: 310 kWh/m²/year Double glazing: Yes Heating type: Oil (centr. heat.) Heating: Individual

Terrain

Ground area: 1.002,00 m² Garden: Yes

Layout

Living room: 35,00 m² Kitchen: 13,00 m², hyper equipped Bedroom 1: 24,00 m² Bedroom 2: 19,00 m² Bedroom 3: 10,00 m² Bathroom type: Shower Cellar: Yes Attic: Yes

Technics

Electricity: Yes Phone cables: Yes

Planning

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

Parking

Garage: Yes