



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

E-mail: info@immowillems.be

For sale - Exceptional house

€ 689.000

Kouterstraat 110, 3071 Erps-Kwerps

Ref. 6792272



Number of bedrooms: 4
Number of bathrooms: 2
Availability: at the contract

Surf. Living: 217m²
Surf. Plot: 1160m²

PEB/EPB: 122kwh/m²/j

Description

Welcome to this charming 1935 property, fully renovated in 2024, located at Kouterstraat 110 in Erps-Kwerps. This unique home forms a single legal entity but features two separate living units – ideal for those looking for a care home.

Both units have their own separate entrances.
The front unit includes an entrance hall, spacious living and dining area, fully equipped kitchen, bathroom, and three bedrooms.
The rear unit is more compact, offering a cozy living room, kitchen, bathroom, and one bedroom.
There is a connecting door between the two units that can be opened or closed according to your needs.

Additionally, there is a basement with three separate compartments, a separate large garage, and a wide driveway with space for multiple cars. Two extra parking spaces are available at the back.
The garden faces south/southwest, perfect for enjoying the sun. An electric gate will be installed at the front soon.

EPC label B: 122 kWh/(m² year), electrical installation compliant with AREI, and asbestos-free – a real gem!

A unique opportunity for those seeking a move-in ready home with flexibility and character.

Financial

Price: € 689.000,00
Available: At the contract

Terrain

Ground area: 1.160,00 m²
Garden: Yes

Building

Habitable surface: 217,00 m²
Fronts: 4
Renovation: 2024
State: Renovated

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: A

Energy

EPC score: 122 kWh/m²/year
EPC class: B
Double glazing: Yes
Heating type: Gas (centr. heat.)
Heating: Individual

Parking

Garage: Yes