



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

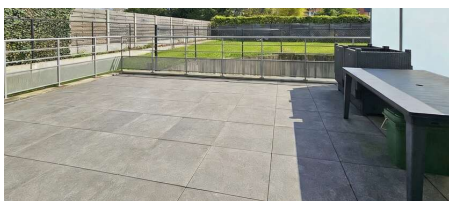
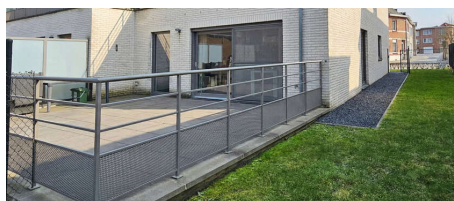
**E-mail:** info@immowillems.be

## For sale - Ground floor

**€ 395.000**

**Marie Christinastraat 36 B0001, 3070 Kortenberg**

**Ref. 7567365**



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: tbd with the owner

Surf. Living: 92m<sup>2</sup>

PEB/EPB: 120kwh/m<sup>2</sup>/j

## Description

Right in the centre of Kortenbergh, this well-maintained ground floor apartment is ready to welcome its next owner. Simply move in and feel at home.

The bright living area flows naturally into a fully fitted kitchen — practical, comfortable and inviting. A separate storage/laundry room adds valuable extra space.

The apartment offers two full-sized bedrooms, a bathroom and a separate toilet, providing a functional and comfortable layout.

The real highlight? A spacious terrace overlooking the communal garden — the perfect spot for your morning coffee or a peaceful evening outdoors.

Additional features:

- Garage parking space
- Private cellar
- Excellent condition, ready to move in
- Shops, public transport and schools within walking distance

An ideal home for those who want to live centrally without compromising on peace and outdoor space.

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## Financial

Price: € 395.000,00

Available: Tbd with the owner

## Building

Habitable surface: 92,00 m<sup>2</sup>

Fronts: 3

State: Very good state

## Comfort

Furnished: No

## Energy

EPC score: 120 kWh/m<sup>2</sup>/year

EPC class: B

## Terrain

Garden: Yes

## 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: C

P-score: C

## Parking

Garage: 1

Parkings inside: Yes