



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

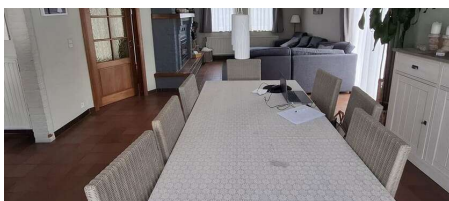
E-mail: info@immowillems.be

For sale - House

€ 549.000

Frans Mombaersstraat 204, 3071 Erps-Kwerps

Ref. 1937105



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 2

Availability: at the contract

Surf. Living: 162m²

Surf. Plot: 824m²

PEB/EPB: 300kwh/m²/j

Description

A very well-maintained house with three façades which, thanks to its location, is also ideally suited to a private practice or self-employed business. The house features an integrated garage and a separate, spacious garage, accessible from the Mechelsesteenweg. Layout: a 40 m² living room with a built-in cassette fireplace; a kitchen (16 m²); a separate toilet; an entrance hall; a terrace; a very well-maintained and fully enclosed garden, as well as the garages on the ground floor. Upstairs, there is a hallway, 3 bedrooms and 2 shower rooms. The property also has a full basement. Oil-fired central heating. Easy access to schools, the railway station, the bus stop, the airport and the motorways. EPC rating C, calculated energy score (kWh/m²/year): 300.

Financial

Price: € 549.000,00

Available: At the contract

Land registry income: € 1.720,00

Liberal profession possible: Yes

Building

Habitable surface: 162,00 m²

Fronts: 3

Construction year: 1990

State: Very good state

Comfort

Furnished: No

Blinds: Yes

Energy

EPC score: 300 kWh/m²/year

EPC class: C

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Oil (centr. heat.)

Heating: Individual

Terrain

Ground area: 824,00 m²

Garden: Yes

Layout

Living room: 40,00 m²

Kitchen: 16,00 m²

Bedroom 1: 15,00 m²

Bedroom 2: 11,00 m²

Bedroom 3: 11,00 m²

Toilets: 2

Planning

Destination: Agricultural zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: No

Intimation: No

G-score: A

P-score: A

Summons: No

Parking

Garage: 2