



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 465.000

Kammestraat 92, 3071 Erps-Kwerps

Ref. 7788261



Number of bedrooms: 3
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 170m²
Surf. Plot: 426m²

PEB/EPB: 153kwh/m²/j

Description

Located at Kammestraat 92 in Erps-Kwerps, this well-maintained semi-detached home was built in 2005 and sits on a plot of 426 m², offering approximately 170 m² of living space.

The property performs very well in terms of energy efficiency, with an EPC B rating (153 kWh/m² per year). The electrical installation is compliant and the property is asbestos-safe.

The property is fully fenced and features a gate at the front, providing additional privacy for the outdoor space. There is private parking for at least two cars, including one covered parking space.

The ground floor comprises an entrance hall, kitchen, separate toilet, spacious living and dining area and a practical storage room.

On the first floor, you will find three bedrooms, a bathroom and a separate toilet. The attic provides additional storage space.

One of the property's main assets is its pleasant and particularly well-maintained garden. A sun awning has also been installed on the south-west-facing side of the house, ideal for enjoying the outdoor space on sunny days.

With its good energy performance, compliant electrical installation, three bedrooms, spacious garden and private parking, this property offers plenty of advantages for anyone looking for a pleasant family home in Erps-Kwerps.

Interested? Feel free to contact us for more information or to arrange a viewing.

Financial

Price: € 465.000,00
Available: At the contract

Building

Habitable surface: 170,00 m²
Fronts: 3
State: Good state

Energy

EPC score: 153 kWh/m²/year
EPC class: B
Electricity certificate: Yes, conform

Terrain

Ground area: 426,00 m²

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: Yes
Intimation: Not disclosed
Summons: No