



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

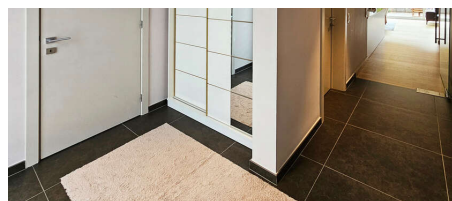
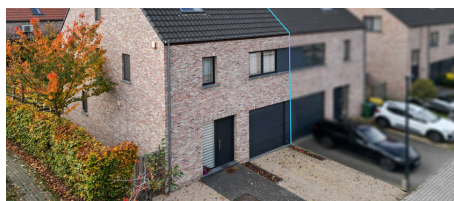
**E-mail:** [info@immowillems.be](mailto:info@immowillems.be)

## For sale - House

**€ 735.000**

**Molenstraat 70, 3078 Everberg**

**Ref. 7258363**



Number of bedrooms: 3  
Number of bathrooms: 2  
Garages: 1  
Availability: at the contract

Surf. Living: 234m<sup>2</sup>  
Surf. Plot: 325m<sup>2</sup>  
Neighbourhood: residential area

PEB/EPB: 35kwh/m<sup>2</sup>/j

## Description

If you're looking for a young, move-in-ready home in Everberg, this one is truly a gem. Built by Kwadraat, you can count on solid, high-quality construction. The house has been beautifully maintained and feels warm and inviting from the moment you step inside.

The interior offers an open living space with large windows that bring in plenty of natural light, along with a sleek, fully equipped kitchen. There are 3 spacious bedrooms and a large finished multipurpose room on the top floor, accessible via a fixed staircase – ideal as a home office, playroom or hobby space. The 2 bathrooms are nicely finished: one with a shower and toilet, the other with a bathtub and walk-in shower.

Outside, you'll enjoy a low-maintenance garden and a cosy south-facing terrace – sunny and with plenty of privacy. The property also includes a garage and parking spaces right in front of the house.

Energy-wise, this home performs exceptionally well: solar panels, a ventilation system with heat recovery and an EPC A make it highly energy efficient. Plans, specifications and all inspection reports are available.

In short, a beautiful, modern and energy-efficient home that's truly ready to move into. Book your visit soon and come discover it for yourself.

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### Financial

Price: € 735.000,00

Available: At the contract

### Building

Habitable surface: 234,00 m<sup>2</sup>

Fronts: 3

Construction year: 2013

State: Very good state

Number of floors: 3

### Comfort

Furnished: No

Pool: No

### Energy

EPC score: 35 kWh/m<sup>2</sup>/year

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

### Location

Environment: Residential area

### Terrain

Ground area: 325,00 m<sup>2</sup>

Garden: Yes (325,00 m<sup>2</sup>)

### Layout

Kitchen: US hyper equipped

Shower rooms: 2

Attic: 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: A

P-score: A

### Parking

Garage: 1

Parkings inside: Yes