



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 719.000

Molenstraat 70, 3078 Everberg

Ref. 7619241



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 234m²
Surf. Plot: 325m²
Neighbourhood: residential area

PEB/EPB: 35kwh/m²/j
Glazing type: thermic and
acoustic isol.

Description

Move-in ready, energy-efficient family home in a quiet and prestigious part of Everberg.
The property also benefits from a convenient location close to schools, public transport and major access roads with easy connections to Brussels and Leuven.
With 234 m² of bright and functional living space, the house is thoughtfully designed to suit both family life and working from home, featuring high ceilings of about 2.80 m and abundant natural light throughout the day, thanks to the south-facing garden side.
The generous living areas benefit from large windows, creating an open and welcoming atmosphere throughout the day.
The property features three spacious bedrooms and two bathrooms on the first floor, offering comfort and privacy for all family members.
The second floor, about 45 m² of additional multipurpose space, offers exceptional flexibility and can easily be used as a home office, hobby room or can even be divided into two additional bedrooms if desired, making the house adaptable to evolving family needs.
The house benefits from an excellent energy performance (EPC A – 35), combined with solar panels, ensuring very low energy costs and long-term peace of mind in today’s energy-conscious environment.
The house is also equipped with a ventilation system D, alarm system with fire detection, and rainwater tanks.
Sun-oriented garden and terrace.
A garage and two private outdoor parking spaces add to the everyday convenience.

Financial

Price: € 719.000,00
VAT applied: No
Available: At the contract

Building

Habitable surface: 234,00 m²
Fronts: 3
Construction year: 2013
State: Very good state
Number of floors: 3

Comfort

Furnished: No
Pool: No

Energy

EPC score: 35 kWh/m²/year
EPC class: A
Double glazing: Yes
Glazing type: Thermic and acoustic isol.
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)

Location

Environment: Residential area

Terrain

Ground area: 325,00 m²
Garden: Yes (325,00 m²)

Layout

Kitchen: Yes, hyper equipped
Bathroom type: All comfort
Shower rooms: 2
Attic: Yes

Technics

Electricity: Yes

Planning

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

Parking

Garage: 1