



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 349.000

Bergstraat 38, 1910 Kampenhout

Ref. 7009903



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

Surf. Living: 198m²
Surf. Plot: 786m²

PEB/EPB: 798kwh/m²/j

Description

This nice house, built in 1965, offers plenty of space and many possibilities for anyone looking for a renovation project with great potential. Conveniently located near the Haachtsesteenweg, with easy access to surrounding towns and cities.

Layout

- **Ground floor:** entrance hall, bright living and dining room, kitchen, veranda, and separate toilet.
- **First floor:** 3 bedrooms, bathroom, and a separate office.
- **Attic:** spacious attic with conversion possibilities.
- **Basement:** practical cellar.
- **Outside:** large garden, garage, and additional parking space on the right side of the house.

Assets

- Spacious house with possibilities.
- House on a generous plot.
- EPC label F (renovation obligation applies).
- Large attic with potential.
- Garage + extra parking space.
- Both building and parcel in **flood risk zone label A** (no inundations).

Perfect for those who want to renovate and transform a home entirely to their own taste.

Interested? Contact us for more information or a visit!

Financial

Price: € 349.000,00
Available: At the contract
Land registry income: € 1.003,00

Building

Habitable surface: 198,00 m²
Fronts: 3
Construction year: 1965

Terrain

Ground area: 786,00 m²
Garden: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed

State: To be refreshed

Energy

EPC score: 798 kWh/m²/year
EPC class: F

Intimation: Not disclosed
G-score: A
P-score: A

Parking

Garage: Yes