



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

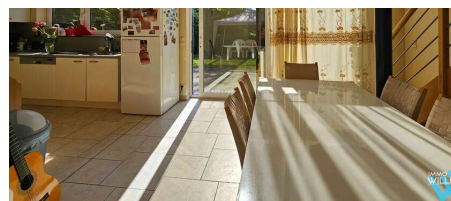
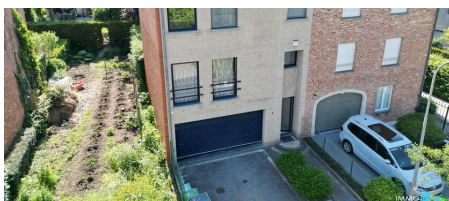
E-mail: info@immowillems.be

For sale - House

€ 595.000

**Eekhoornstraat 8, 3070
Kortenberg**

Ref. 7703806



Number of bedrooms: 4

Number of bathrooms: 1

Availability: tbd with the tenant

Surf. Living: 216m²

Surf. Plot: 186m²

PEB/EPB: 166kwh/m²/j

Description

Looking for a home that offers generous living space, a sunny outdoor area and a quiet location? Then this well-maintained split-level home is definitely worth a visit.

Situated in a pleasant residential neighbourhood within walking distance of the centre of Kortenbergh, this property offers no fewer than four bedrooms, two of which feature a charming mezzanine level. Ideal for families looking for extra space for children, hobbies, a home office or guest accommodation.

At the rear of the property, you can enjoy a low-maintenance city garden with a spacious terrace and plenty of privacy. Large windows overlooking the garden flood the home with natural light, creating a bright and welcoming atmosphere throughout the day.

The property has been carefully maintained over the years and is presented in very good condition. A spacious garage provides additional storage space and secure parking for a car, bicycles or other belongings.

The layout is both practical and unique: the kitchen and dining area are located on the ground floor, while the living room is situated on the first floor. This allows the living area to benefit from more natural light, greater privacy and a pleasant place to relax.

The property is currently rented, making it an attractive opportunity for investors seeking an immediate rental return.

A surprisingly spacious home offering plenty of possibilities, ideally located in a quiet area close to shops, schools, public transport and major access roads.

Interested in discovering this property? Contact us today to arrange a viewing!

Financial

Price: € 595.000,00

Available: Tbd with the tenant

Servitude: No

Liberal profession possible: No

Building

Habitable surface: 216,00 m²

Fronts: 2

Construction year: 2002

State: Very good state

Comfort

Furnished: No

Energy

EPC score: 166 kWh/m²/year

EPC class: B

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Terrain

Ground area: 186,00 m²

Garden: Yes

Layout

Kitchen: Yes, hyper equipped

Bathroom type: All comfort

Technics

Electricity: Yes

Phone cables: Yes

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No

Summons: No

Management measures recorded in the register of measures: No

