



Leuvensesteenweg 587 , 3071 Kortenberg

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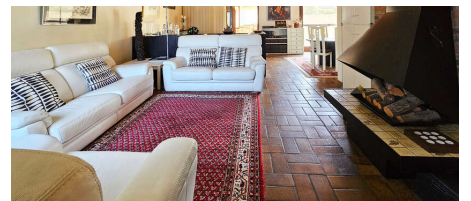
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For sale - Villa

€ 629.000

Spechtenstraat 12, 3078 Everberg

Ref. 6654061



Number of bedrooms: 4

Number of bathrooms: 2

Garages: 2

Availability: at the contract

Surf. Living: 219m²

Surf. Plot: 828m²

PEB/EPB: 244kwh/m²/j

Description

Discover this beautiful, stately villa in the popular Armendaal neighbourhood. The property is located at the end of a cul-de-sac, guaranteeing you optimal peace and privacy. The characteristic layout offers plenty of space and wonderful light.

The villa features a sunny kitchen, 4 spacious bedrooms, a laundry room, a separate office, 2 bathrooms and an open living space with an impressive mezzanine. The cosy veranda is the perfect place to relax.

The garden is a haven of peace and privacy, perfect for families with children or nature lovers. The various storage rooms and the double garage offer plenty of space for your cars and all your belongings.

Electrical inspection is non-compliant, limited infringements. Attestation available for inspection.

EPC for the property (calculated energy score kWh/m²/year) : 244, LABEL C.

Very nice property, fast connections to N2 and E40.

Are you looking for a wonderful family home? Then make an appointment for a visit soon!

Financial

Price: € 629.000,00
Available: At the contract

Terrain

Ground area: 828,00 m²
Garden: Yes (828,00 m²)

Building

Habitable surface: 219,00 m²
Fronts: 4
Construction year: 1979
State: Good state

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 02/09/2024
Intimation: Not disclosed

Energy

EPC score: 244 kWh/m²/year
EPC code: 20240830-0003355406-RES-1
EPC class: C

Parking

Garage: 2