



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - Charming house

**€ 449.000**

**Rotsstraat 6, 3078 Meerbeek**

**Ref. 6147127**



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

Surf. Living: 195m<sup>2</sup>  
Surf. Plot: 704m<sup>2</sup>

PEB/EPB: 196kwh/m<sup>2</sup>/j

## Description

This beautiful residence is located in the Den Tomme district. The plot covers an area of more than 7a and has a beautiful south-facing garden.

The property has a basement, a garage and parking in front of the property.

- There is a garden around the property, most of which faces south;
- entrance hall, toilet, bedroom/study, lounge, kitchen, very beautiful south-facing terrace;
- night hall, 3 bedrooms and bathroom upstairs.

Highlights of this first-class residence:

- beautiful views ;
- close to the Vossenhol, beautiful walking and cycling routes nearby ;
- EPC, label B, calculated energy score (kWh/m<sup>2</sup>/year): 196 ;
- solar panels ;
- no risk of flooding, P and G score = A ;
- gas central heating.

Book your visit now.

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### Financial

Price: € 449.000,00  
Available: At the contract  
Servitude: No

### Building

Habitable surface: 195,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1985  
State: Very good state

### Comfort

Furnished: No

### Energy

EPC score: 196 kWh/m<sup>2</sup>/year  
EPC class: B  
Double glazing: Yes  
Heating type: Gas (centr. heat.)  
Heating: Individual

### Terrain

Ground area: 704,00 m<sup>2</sup>  
Garden: Yes

### Layout

Kitchen: Yes, hyper equipped  
Bathroom type: All comfort

### Technics

Electricity: Yes  
Phone cables: Yes

### Planning

Destination: Not disclosed  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: Yes  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No

### Parking

Garage: Yes