



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

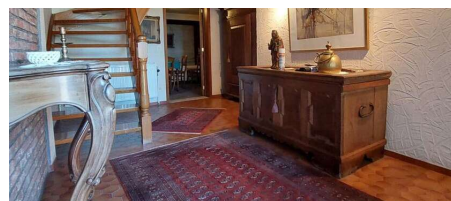
**E-mail:** info@immowillems.be

## For sale - House

**€ 359.000**

**Kasteelstraat 21, 3071 Erps-Kwerps**

**Ref. 5970159**



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 204m<sup>2</sup>

Surf. Plot: 411m<sup>2</sup>

PEB/EPB: 524kwh/m<sup>2</sup>/j

## Description

This fine bel-étage is located on the almost completely renovated centre of Kwerps. Beautiful south-west facing garden.

Layout of the property:

- ground floor with a spacious entrance hall, staircase, room 1, garage and storage room; passage to the garden area.

- first floor with the stairwell, toilet, living room, dining area, kitchen and terrace (with stairs to the garden area).  
- night hall, 3 rooms and bathroom on the second floor.

EPC, label F, so with renovation requirement.

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## Financial

Price: € 359.000,00

Available: At the contract

## Building

Habitable surface: 204,00 m<sup>2</sup>

Fronts: 2

Construction year: 1970

State: Good state

## Comfort

Furnished: No

## Energy

EPC score: 524 kWh/m<sup>2</sup>/year

EPC class: F

Heating type: Oil (centr. heat.)

Heating: Individual

## Terrain

Ground area: 411,00 m<sup>2</sup>

Garden: Yes

## Layout

Kitchen: Yes

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 14,00 m<sup>2</sup>

Bedroom 3: 10,00 m<sup>2</sup>

Bedroom 4: 10,00 m<sup>2</sup>

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

G-score: A

P-score: A

## Parking

Garage: 1