



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 415.000

Frans Mombaersstraat 22, 3071 Erps-Kwerps

Ref. 6486806



Number of bedrooms: 4

Number of bathrooms: 1

Surf. Living: 229m²

Surf. Plot: 742m²

PEB/EPB: 611kwh/m²/j

Description

Located in a **quiet area of Erps-Kwerps**, this home offers great potential for those looking to renovate it to their taste. Its location provides easy access to public transport and main roads while enjoying a green environment.

The ground floor features a **bright living and dining area with a fireplace**, an adjoining kitchen that can be updated to suit your style, and a separate office, ideal for working from home or as an extra bedroom. A **veranda overlooking the garden**, a toilet, and a garage complete this level.

Upstairs, there are **three bedrooms and an additional room**, perfect for a dressing room or hobby space. The bathroom is also on this floor.

The **full basement** adds extra storage or workspace possibilities.

EPC: F - renovation needed.

Interested in a home with potential? **Contact us today to schedule a visit!**

Financial

Price: € 415.000,00

Building

Habitable surface: 229,00 m²

Fronts: 4

Construction year: 1969

State: To be renovated

Energy

EPC score: 611 kWh/m²/year

EPC class: F

Heating type: Oil (centr. heat.)

Terrain

Ground area: 742,00 m²

Garden: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

G-score: B

P-score: B

Parking

Garage: Yes