



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

E-mail: info@immowillems.be

## For sale - House

€ 459.000

Asterslaan 4, 1950 Kraainem

Ref. 6605486



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: tbd with the owner

Surf. Living: 156m<sup>2</sup>

Surf. Plot: 265m<sup>2</sup>

PEB/EPB: 467kwh/m<sup>2</sup>/j

## Description

This perfectly maintained and very cosy residence is located in a fine neighbourhood near the Kraainem football grounds. Quiet location, fast connections.

Layout:

- basements;
- ground floor with garage, entrance, toilet, living room, dining room, kitchen, storage room, veranda room, garden and terrace;
- landing, bathroom and 3 (bed)rooms on the first floor;
- attic space.

Central heating with gas.

EPC label E, renovation requirement (but this can be adapted with very limited interventions).

The property is asbestos-safe.

BOOK YOUR VISIT ASAP FOR THIS CHARMING HOME.

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## Financial

Price: € 459.000,00

VAT applied: No

Available: Tbd with the owner

Servitude: No

## Building

Habitable surface: 156,00 m<sup>2</sup>

Fronts: 3

Construction year: 1967

Renovation: 2018

State: Good state

## Comfort

Furnished: No

## Energy

EPC score: 467 kWh/m<sup>2</sup>/year

EPC class: E

Double glazing: Yes

Heating type: Oil (centr. heat.)

Heating: Individual

## Terrain

Ground area: 265,00 m<sup>2</sup>

Garden: Yes

## Layout

Kitchen: Yes, hyper equipped

Bathroom type: Shower

Cellar: Yes

Attic: 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

Summons: No

## Parking

Garage: 1