



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - House

€ 665.000

Hendrik Smetsstraat 57, 1970 Wezembeek-  
Oprom

Ref. 6232283 



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

Surf. Living: 174m<sup>2</sup>  
Surf. Plot: 418m<sup>2</sup>

PEB/EPB: 285kwh/m<sup>2</sup>/j

## Description

This well-maintained, fully renovated house in a cul-de-sac has a lovely garden with patio, garden shed and garage.

Fast connections.

Central heating on gas.

Property layout :

Basement;

Ground floor with spacious entrance, hall with toilet, stairs to first floor, very spacious kitchen, living and dining room, terrace, garden and storage/garage.

First floor with very spacious bedroom, access to mezzanine, very nice bathroom.

Attic room.

Strengths of this property:

No renovation obligation, EPC, calculated energy score (kWh/m<sup>2</sup>/year): 285, LABEL C.

No asbestos.

AREI compliant electricity.

Book your visit to this beautiful property now.

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## Financial

Price: € 665.000,00

Available: At the contract

## Building

Habitable surface: 174,00 m<sup>2</sup>

Fronts: 3

State: Very good state

## Comfort

Furnished: No

## Energy

EPC score: 285 kWh/m<sup>2</sup>/year

Double glazing: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

## Terrain

Ground area: 418,00 m<sup>2</sup>

Garden: Yes

## Layout

Kitchen: Yes

Bathroom type: All comfort

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Not disclosed

Intimation: No

G-score: A

P-score: A

Summons: No

## Parking

Garage: Yes