



Leuvensesteenweg 587 , 3071 Kortenberg

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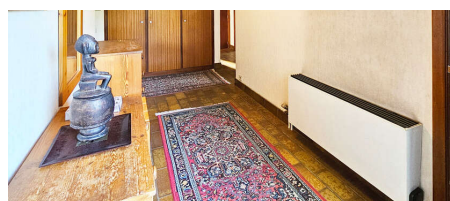
**E-mail:** info@immowillems.be

## For sale - Villa

**€ 685.000**

**Spechtenstraat 12, 3078 Everberg**

**Ref. 6232326**



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 2

Availability: at the contract

Surf. Living: 219m<sup>2</sup>

Surf. Plot: 828m<sup>2</sup>

PEB/EPB: 244kwh/m<sup>2</sup>/j

## Description

Discover this beautiful, stately villa in the popular Armendaal neighbourhood. The property is located at the end of a cul-de-sac, guaranteeing you optimal peace and privacy. The characteristic layout offers plenty of space and wonderful light.

The villa features a sunny kitchen, 3 spacious bedrooms, a laundry room, a separate office, 2 bathrooms and an open living space with an impressive mezzanine. The cosy veranda is the perfect place to relax.

The garden is a haven of peace and privacy, perfect for families with children or nature lovers. The various storage rooms and the double garage offer plenty of space for your cars and all your belongings.

Electrical inspection is non-compliant, limited infringements. Attestation available for inspection.

EPC for the property (calculated energy score kWh/m<sup>2</sup>/year) : 244, LABEL C.

Very nice property, fast connections to N2 and E40.

Are you looking for a wonderful family home? Then make an appointment for a visit soon!

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### Financial

Price: € 685.000,00

Available: At the contract

### Terrain

Ground area: 828,00 m<sup>2</sup>

Garden: Yes (828,00 m<sup>2</sup>)

### Building

Habitable surface: 219,00 m<sup>2</sup>

Fronts: 4

Construction year: 1979

State: Good state

### Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
02/09/2024

Intimation: Not disclosed

### Energy

EPC score: 244 kWh/m<sup>2</sup>/year

EPC code: 20240830-0003355406-RES-1

EPC class: C

### Parking

Garage: 2

Parkings inside: Yes