



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - Charming house

**€ 469.000**

**Grote Spekstraat 4, 3020 Herent**

**Ref. 5951893**



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 145m<sup>2</sup>

Surf. Plot: 1002m<sup>2</sup>

PEB/EPB: 310kwh/m<sup>2</sup>/j

## Description

This charming and high-quality finished house with beautiful south-facing garden is located near the centre of Buken !

Quiet area, fast connections.

EPC, calculated energy score (kWh/m<sup>2</sup>/year): 310, label D.

Highlights of this fine property:

- The beautiful garden, south facing;
- Functional living quarters (living areas on 1 level) with the following layout: entrance hall, staircase to the basements, hallway, 3 rooms, bathroom (shower), living room and a well-kept kitchen;
- There is a spacious attic with plenty of storage space;
- The house has a basement with an indoor garage; this space also provides access to the lovely garden;
- Extra toilet and shower in the basement;
- Spacious sun terrace and a nice garden house.

Heating with fuel oil and a pellet stove.

Interested? Contact us for more information and to schedule a viewing at this very fine property !

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### Financial

Price: € 469.000,00

Available: At the contract

### Building

Habitable surface: 145,00 m<sup>2</sup>

Fronts: 4

Construction year: 1977

Renovation: 2015

State: Very good state

Front width: 12,00 m

### Energy

EPC score: 310 kWh/m<sup>2</sup>/year

EPC class: D

Double glazing: Yes

Heating type: Oil (centr. heat.)

Heating: Individual

### Terrain

Ground area: 1.002,00 m<sup>2</sup>

Garden: Yes

### Layout

Living room: 35,00 m<sup>2</sup>

Kitchen: 13,00 m<sup>2</sup>, hyper equipped

Bedroom 1: 24,00 m<sup>2</sup>

Bedroom 2: 19,00 m<sup>2</sup>

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

Bathroom type: Shower

Cellar: Yes

Attic: Yes

### 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: B

P-score: B

## **Parking**

Garage: 1