



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - Charming house

€ 449.000

Rotsstraat 6, 3078 Meerbeek

Ref. 6147127



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

Surf. Living: 195m²
Surf. Plot: 704m²

PEB/EPB: 196kwh/m²/j

Description

This beautiful residence is located in the Den Tomme district. The plot covers an area of more than 7a and has a beautiful south-facing garden.

The property has a basement, a garage and parking in front of the property.

- There is a garden around the property, most of which faces south;
- entrance hall, toilet, bedroom/study, lounge, kitchen, very beautiful south-facing terrace;
- night hall, 3 bedrooms and bathroom upstairs.

Highlights of this first-class residence:

- beautiful views ;
- close to the Vossenhol, beautiful walking and cycling routes nearby ;
- EPC, label B, calculated energy score (kWh/m²/year): 196 ;
- solar panels ;
- no risk of flooding, P and G score = A ;
- gas central heating.

Book your visit now.

Financial

Price: € 449.000,00
Available: At the contract
Servitude: No

Building

Habitable surface: 195,00 m²
Fronts: 4
Construction year: 1985
State: Very good state

Comfort

Furnished: No

Energy

EPC score: 196 kWh/m²/year
EPC class: B
Double glazing: Yes
Heating type: Gas (centr. heat.)
Heating: Individual

Terrain

Ground area: 704,00 m²
Garden: Yes

Layout

Kitchen: Yes, hyper equipped
Bathroom type: All comfort

Technics

Electricity: Yes
Phone cables: 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
G-score: A
P-score: A
Summons: No

Parking

Garage: Yes