



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

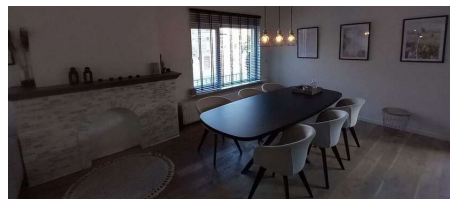
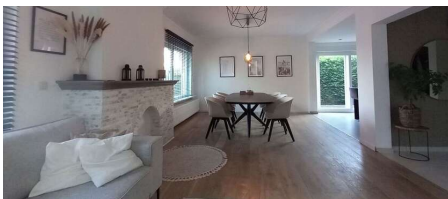
E-mail: info@immowillems.be

For sale - House

€ 399.000

Engerstraat 143, 3071 Erps-Kwerps

Ref. 6030444



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 110m²

Surf. Plot: 425m²

PEB/EPB: 396kwh/m²/j

Description

Charming compact property near the centre of Erps-Kwerps opposite the listed "castles" and within walking distance of Kortenberg station.

The property features:

ground floor: entrance, toilet, large living room, kitchen, bathroom and 2 rooms.

The property is fully cellared with garage and has a large stock attic (entire house).

Gas heating.

Electricity in accordance with AREI.

Beautiful kitchen, nice and warm living room.

EPC, calculated energy score (kWh/m²/year) : 396, LABEL D.

Financial

Price: € 399.000,00

Available: At the contract

Land registry income: € 1.616,00

Indexed land registry income: € 2.772,00

Servitude: No

Building

Habitable surface: 110,00 m²

Fronts: 4

State: Good state

Comfort

Furnished: No

Energy

EPC score: 396 kWh/m²/year

EPC class: D

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Terrain

Ground area: 425,00 m²

Garden: Yes

Layout

Kitchen: Yes

Toilets: 1

Technics

Electricity: Yes

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Not disclosed

Intimation: No

Summons: No

Parking

Garage: 1