



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

E-mail: info@immowillems.be

## For sale - House

€ 358.000

Everbergstraat 58, 3071 Erps-Kwerps

Ref. 6059910



Number of bedrooms: 3  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 183m<sup>2</sup>  
Surf. Plot: 500m<sup>2</sup>

PEB/EPB: 568kwh/m<sup>2</sup>/j

## Description

In a dead-end street in cosy Erps-Kwerps, you will find this charming three-fronted house.

This is the ideal place for creatives and romantic souls to come home to.

The ground floor offers an entrance hall, dining and living area, kitchen, a first bathroom with bath/shower and facilities for washing machines and dryers.

On the first floor we find the master bedroom with en-suite bathroom that features a separate rain shower and whirlpool bath, a toilet, and double washbasin.

The second floor provides two spacious bedrooms.

Also present: small crawl basement with large boiler and small integrated water pump.

EPC, LABEL F, so with a renovation requirement.

Southwest facing garden, quiet location with fast connections.

Request a visit soon!

---

### Financial

Price: € 358.000,00

Available: At the contract

### Building

Habitable surface: 183,00 m<sup>2</sup>

Fronts: 3

State: To be refreshed

### Energy

EPC score: 568 kWh/m<sup>2</sup>/year

Heating type: Gas (centr. heat.)

### Terrain

Ground area: 500,00 m<sup>2</sup>

Garden: Yes

### Layout

Kitchen: Yes

### Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Obligation to renovate: Yes

Intimation: Not disclosed