

Vogelenzangstraat 123, 3070 Kortenberg

**Phone number:** 02 757 01 01 **E-mail:** info@parnassia.be

For sale -House € 485.000

1160 Auderghem Ref. 6798507









Number of bedrooms: 3 Number of bathrooms: 1 Availability: at the contract Surf. Living: 144m<sup>2</sup> Surf. Plot: 144m<sup>2</sup> Surf. terrace: 20m<sup>2</sup> PEB/EPB: 311kwh/m²/j

# **Description**

Discover this charming 144m² house, perfect for families who value space and comfort. The house has three full bedrooms and a bathroom with toilet, plus an additional separate toilet for extra convenience. The spacious attic offers plenty of opportunities to create an extra bedroom, hobby room or office, while the practical storage space keeps everything tidy. At the rear, you can enjoy a sunny garden with a covered terrace, ideal for relaxing outdoors all year round. Thanks to its convenient location, schools, shops and public transport are within easy reach, ideal for those who want everything close by.

### **Financial**

Price: € 485.000,00 VAT applied: No

Available: At the contract

## **Building**

Habitable surface: 144,00 m<sup>2</sup>

Fronts: 2

Construction year: 1933 State: To be refreshed Number of floors: 4 Main area: 60 m<sup>2</sup> Front width: 5,50 m

#### **Comfort**

Furnished: No

Handicap friendly: No

Elevator: No Blinds: Yes Fireplace: No Pool: No

# **Energy**

EPC score: 311 kWh/m²/year

EPC class: F

Double glazing: Yes Windows: Vinyl

Heating type: Gas (centr. heat.)

Heating: Individual

## Location

School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes Sport center nearby: Yes

## **Terrain**

Ground area: 144,00 m<sup>2</sup>
Width at the street: 5,50 m
Garden: Yes (35,00 m<sup>2</sup>)
Orientation terrace 1: North

## Layout

Entrance hall: 8,00 m<sup>2</sup> Living room: 28,50 m<sup>2</sup>

Kitchen: Yes Storage: Yes Veranda: No

Bedroom 1: 17,00 m<sup>2</sup>
Bedroom 2: 13,00 m<sup>2</sup>
Bedroom 3: 12,00 m<sup>2</sup>
Bathroom type: Bath

Toilets: 2

Terrace: 20,00 m<sup>2</sup>

Second terrace: 20,00 m<sup>2</sup>

Laundry: Yes 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

# **Parking**

Garage: 0

Parkings outside: 0 Parkings inside: 0