Vogelenzangstraat 123 , 3070 Kortenberg

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# For sale - Bungalow

**€ 500.000**

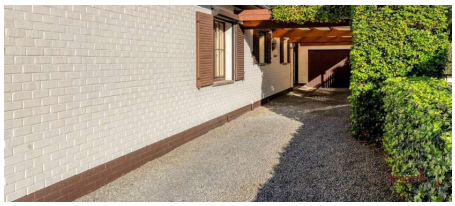
**3070**
**Kortenberg**

**Ref. 7881208**









Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 165m²
Surf. Plot: 546m²
Neighbourhood: Village

PEB/EPB: 684kwh/m²/j

# Description

A charming three-bedroom bungalow in a green and peaceful setting, close to the Warande Forest. Built in 1972, this bungalow enjoys a pleasant location between Brussels and Leuven, in a green and peaceful setting. The beautiful Warandebos is situated just behind the property. Thanks to its single-storey layout, this property also offers plenty of possibilities for those seeking comfortable and accessible living. Through the entrance hall with a guest toilet, you enter the spacious living and dining room, where there is plenty of space to enjoy cosy get-togethers with family and friends. Adjacent to this is the fully renovated kitchen (2014), which offers direct access to the veranda. The night hall provides access to three bedrooms and the bathroom, which is accessible directly from one of the bedrooms. The property also features a spacious loft, ideal for extra storage and accessible via a trapdoor. There is also a practical storage room accessible from the garden, as well as a spacious, detached garage. An added bonus is the option to rent the rear garden for just approx. €27 per year. There is a requirement to upgrade the energy performance certificate (EPC) from EPC-F to EPC-D within six years of purchase. We can provide you with an approximate budget for this. Please note that the property will be subject to a regularisation requirement concerning the veranda and garage.

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## Financial

Price: € 500.000,00
Available: At the contract
Land registry income: € 1.868,04
Indexed land registry income: € 5.410,00
Liberal profession possible: No

## Building

Habitable surface: 165,00 m²
Fronts: 4
Construction year: 1972
State: To be renovated
Main area: 195 m²
Front width: 10,00 m
Type roof: Saddle roof
Orientation rear: North-west
Orientation facade: South-east

## Comfort

Furnished: No
Concierge: No
Alarm: No
Security door: No
Pool: No

## Security

Access control: No

## Energy

EPC score: 684 kWh/m²/year

## Location

Environment: Village, countryside
School nearby: 1.015m
Shops nearby: 2.000m
Public transport nearby: 20m
Highway nearby: 3.000m
Sport center nearby: 1.100m
Beach nearby: No

## Terrain

Ground area: 546,00 m²
Width at the street: 17,00 m
Garden: Yes (360,00 m²)

## Layout

Living room: 39,00 m²
Kitchen: 12,00 m², fully fitted
Additional kitchen: No
Storage: Yes
Bureau: No
Veranda: Yes
Bedroom 1: 16,00 m²
Bedroom 2: 16,00 m²
Bedroom 3: 15,00 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 2
Laundry: No
Cellar: No
Attic: Yes

## Technics

EPC code: 20261008-0003972344-RES-1

EPC class: F

Electricity: Yes

Phone cables: Yes

## Planning

Destination: Not disclosed

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: Yes

Obligation to renovate: Yes

Asbestos inventary certificate: Yes

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No

Management measures recorded in the register of measures: No

## Parking

Garage: 1

Parkings outside: 2