

Vogelenzangstraat 123 , 3070 Kortenberg

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

# For rent - Ground floor

€ 2.400

1970 Wezembeek-

Ref. 3581506









Number of bedrooms: 3 Number of bathrooms: 2

Garages: 2

Surf. Living: 200m<sup>2</sup> Neighbourhood: residential area PEB/EPB: 235kwh/m<sup>2</sup>/j

## **Description**

Very spacious and recently built ground floor flat with a sunny garden and high-quality finishes. The L-shaped living room offers plenty of light and space, adjoining a fully equipped kitchen and practical storage room. The flat has three bedrooms, a dressing room, a bathroom and a separate shower room. Extra comfort is provided by a garage for two cars and a spacious cellar. Garden maintenance included in charges. EPC: 212 kWh/m².

#### **Financial**

Price: € 2.400,00 per month

Available date: 01 December 2025

Costs: € 200,00/month Rental guarantee: 2 months

## **Building**

Habitable surface: 200,00 m<sup>2</sup>

Fronts: 3

Construction year: 2005 State: Very good state Number of floors: 2

#### **Comfort**

Furnished: No Pets allowed: Yes Handicap friendly: Yes

Alarm: Yes Elevator: Yes Pool: No

## **Energy**

EPC score: 235 kWh/m²/year

EPC code: 20251009-0003705911-RES-1

EPC class: C

Double glazing: Yes

Electricity certificate: Yes, conform Heating type: Gas (centr. heat.)

Heating: Individual

#### Location

Environment: Residential area, central

School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes Sport center nearby: Yes

#### **Terrain**

Garden: Yes

#### Layout

Living room: 70,00 m<sup>2</sup> Kitchen: Yes, fully fitted Bathroom type: All comfort

Shower rooms: 1 Laundry: Yes Cellar: Yes

#### **Technics**

Electricity: Yes
Phone cables: Yes

### **Planning**

Flooding area: Not located in flood area

#### **Parking**

Garage: 2

Parkings outside: 1 Parkings inside: 2