



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

**E-mail:** david@kdcimmo.be

## FOR RENT - HOUSE

Dorpstraat 297, 3060 Bertem

€ 1.600

Ref. 6762362



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Surf. Living: 200m<sup>2</sup>

PEB/EPB: 113kwh/m<sup>2</sup>/j

## DESCRIPTION

**Beautifully renovated house with 3 spacious bedrooms, ideally located close to all amenities, Bertem center (1.5km), Leefdaal center (1.9km), highway (600m), with good connections to Brussels/Louvain/Zaventem.**

Ground floor: entrance hall, separate toilet, laundry/storage room, 40m<sup>2</sup> living room, fully fitted kitchen, garage, terrace with garden and garden shed.

First floor: landing/office corner, 2 bedrooms (17m<sup>2</sup> + 14m<sup>2</sup>), fitted bathroom with walk-in shower, toilet, and double sink in unit.

Second floor: spacious office room/landing (under renovation), bedroom 3 (23 m<sup>2</sup>)(under renovation).

Additional information: triple glazing, floor heating on the ground floor, gas heating system, 12 solar panels with battery, rainwater recovery system, electric shutters...

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## FINANCIAL

Price: € 1.600,00 per month

Available date: 05 May 2025

## BUILDING

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

Fronts: 3

State: Very good state

## COMFORT

Videophone: Yes

## ENERGY

EPC score: 113

EPC code: 20250401-0003568082-RES-1

EPC class: B

Windows: Aluminium

Heating type: Gas (centr. heat.)

Heating: Individual

## TERRAIN

Garden: Yes

## LAYOUT

Entrance hall: Yes

Living room: 40,00 m<sup>2</sup>

Kitchen: 15,00 m<sup>2</sup>, hyper equipped

Nighthall: Yes

Bedroom 1: 23,00 m<sup>2</sup>

Bedroom 2: 17,00 m<sup>2</sup>

Bedroom 3: 14,00 m<sup>2</sup>

Bathroom 1: 12,00 m<sup>2</sup>

Bathroom type: Shower

Toilets: 2

Laundry: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PARKING

Garage: 1

Parkings inside: 1