



Leuvensesteenweg 587 , 3071 Kortenberg

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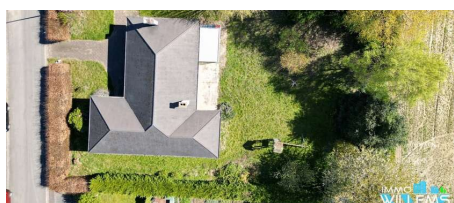
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For sale - Bungalow

Predikherenberg 20, 3020 Herent

€ 465.000

Ref. 7567393



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

Surf. Living: 160m²
Surf. Plot: 1353m²

PEB/EPB: 375kwh/m²/j

Description

Located in a quiet residential area surrounded by fields and walking paths, this property enjoys a particularly attractive location at Predikherenberg 20. From the moment you visit, it is clear that this is not a move-in ready home, but a property with exceptional potential.

The house currently comprises three bedrooms, a bathroom, an attic, cellar, veranda, a spacious entrance hall with separate toilet, and a garage with inspection pit and automatic sectional door. At the rear, you benefit from a pleasant south-facing garden with uninterrupted views over agricultural land — an increasingly rare asset.

The property requires a full renovation, but that is precisely where the opportunity lies. For those willing to take on a complete refurbishment, this can form the basis of a beautiful residential project in a strong location. Redevelopment also appears to be a viable option. According to an email from the municipality, a subdivision into two building plots should be possible, subject to further verification by the buyer with the relevant authorities.

The location is undoubtedly one of its strongest assets: quiet and green, with a rural feel, yet within easy reach of Leuven. A place where you truly live among the fields, with lovely walking paths nearby and open views at the rear that will remain preserved.

A property for those who look beyond the current condition and recognize the full potential of this location.

Financial

Price: € 465.000,00

Available: At the contract

Building

Habitable surface: 160,00 m²

Fronts: 4

State: To be renovated

Comfort

Furnished: No

Energy

EPC score: 375 kWh/m²/year

EPC total score: 375 kWh/year

EPC class: D

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

Terrain

Ground area: 1.353,00 m²

Garden: Yes

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: Yes

Intimation: Not disclosed

Summons: No

Parking

Garage: Yes