



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

E-mail: info@immowillems.be

For sale - Country house

€ 895.000

Leuvenstraat 50, 3071 Erps-Kwerps

Ref. 6605553



Number of bedrooms: 6

Number of bathrooms: 2

Garages: 2

Availability: at the contract

Surf. Living: 626m²

Surf. Plot: 20000m²

PEB/EPB: 335kwh/m²/j

Description

It is rare for a property of this calibre to come onto the market. Tucked away between woodland and meadows, at the end of a quiet lane with no through traffic, this exceptional estate spans 2 hectares of landscaped grounds, pastures and forest. A small river runs through the property, adding to its timeless sense of serenity.

Built in the 1970s with quality materials, the residence exudes character and style. At its heart, the impressive fireplace in the living room sets the tone, while large windows open onto panoramic views that are simply priceless.

The home offers 5 bedrooms, 2 bathrooms and a self-contained studio – perfect for multi-generational living, guest accommodation or even a charming bed & breakfast. A modern, fully equipped kitchen, extensive storage and a double garage add comfort to elegance.

A long stately driveway, total privacy and solid construction make this estate, after a light refresh, a truly remarkable residence.

Included plots: 24025D0052/00C000 + 24025D0051/00C000 + 24025D0065/00B000 + 24025D0064/00C000

Financial

Price: € 895.000,00
Available: At the contract

Terrain

Ground area: 20.000,00 m²
Garden: Yes

Building

Habitable surface: 626,00 m²
Fronts: 4
State: To be refreshed

Layout

Bureau: Yes
Laundry: Yes

Comfort

Furnished: No

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: Not disclosed
G-score: A
P-score:  D

Energy

EPC score: 335 kWh/m²/year
EPC code: 20241028-0003427828-RES-1
EPC class: D

Parking

Garage: 2
Parkings inside: Yes