Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - Exceptional house

€ 750.000

Beekstraat 18 / 18A, 3040 Huldenberg

Ref. 6659124









Number of bedrooms: 7
Number of bathrooms: 2
Garages: 1

Surf. Living: 389m²
Surf. Plot: 4521m²

PEB/EPB: 505kwh/m²/j

Description

In the heart of Neerijse, on a generous plot of 4521m², lies a unique opportunity: two houses full of potential, embraced by greenery and the charm of a true village atmosphere, yet just a short drive from Leuven and Brussels.

The property includes a long driveway, a spacious carport, a large greenhouse, and even a pond. Its location is superb: peaceful, green, and close to the locally renowned “De Kroon.”

The main house (Beekstraat 18) offers approx. 305 m² of livable space, with several bedrooms, a garage, kitchen, dining room, office space, veranda, balconies, and a basement.

At the back (Beekstraat 18A), a second home of approx. 84 m² awaits. It features two bedrooms, a kitchen, living and dining area, laundry, and bathroom.

Both homes date from 1939 and currently have EPC label F with a renovation obligation. They are ready for a complete update to modern standards, a blank canvas with endless possibilities.

Don’t hesitate to contact us to discover this spacious property with unique potential in a sought-after location.

Financial

Price: € 750.000,00
VAT applied: No
Land registry income: € 2.965,00

Building

Habitable surface: 389,00 m²
Fronts: 4
Construction year: 1939
State: To be renovated

Energy

EPC score: 505 kWh/m²/year
EPC class: F

Location

Public transport nearby: 150m

Terrain

Ground area: 4.521,00 m²
Garden: Yes (2.575,00 m²)

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Asbestos inventary certificate creation date: 26/05/2025
Intimation: Not disclosed
G-score: D
P-score: D

Parking

Garage: 1
Parkings inside: Yes