



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - Exceptional house

**€ 750.000**

**Beekstraat 18 / 18A, 3040**  
Buldenhoven

**Ref. 6659124**



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

Surf. Living: 389m<sup>2</sup>  
Surf. Plot: 4521m<sup>2</sup>

PEB/EPB: 505kwh/m<sup>2</sup>/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 inventory certificate creation date: 26/05/2025  
Intimation: Not disclosed  
G-score: 🏠 D  
P-score: 🌳 D

## Parking

Garage: 1  
Parkings inside: Yes