



Leuvensesteenweg 587 , 3071 Kortenberg

**Phone number:** 02 759 96 53

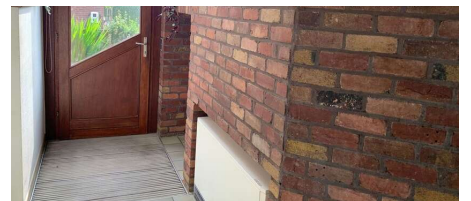
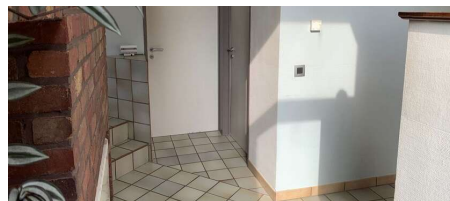
**E-mail:** info@immowillems.be

## For sale - Exceptional house

€ 615.000

Minneveldstraat 13, 3070  
Kortenberg

Ref. 6659129 



Number of bedrooms: 5  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 283m<sup>2</sup>  
Surf. Plot: 1279m<sup>2</sup>

PEB/EPB: 337kwh/m<sup>2</sup>/j

## Description

This unique property sits on a **1,182 m² plot** with a total **living area of 283 m²**. Designed as a care residence, it features two functionally separate yet **inseparable living spaces** — they are part of **one single property and cannot be sold or used separately**.

- **Right side:** original house built in 1980
- **Left side:** wheelchair-accessible extension from 2002

### Layout of the right side:

Ground floor: entrance hall with cloakroom, dining area, kitchen, laundry room, lounge

Upper floor: bathroom with toilet, 3 bedrooms

Attic: large bedroom + storage

Cellar: with separate toilet

### Layout of the left side:

Ground floor: entrance hall, kitchen, dining and living area, bedroom, bathroom with toilet

Upper floor: office space and bedroom

### Highlights:

- Flood risk scores: P & G = A (no flood risk)
- EPC: D
- Beautiful garden with pond, greenhouse, veranda, terrace, storage areas and garden shed
- Parking for 4 cars at the front
- Close to village center, shops, public transport and perfectly located in the **Leuven-Brussels-Mechelen** triangle

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## Financial

Price: € 615.000,00

Available: At the contract

Land registry income: € 1.840,00

Servitude: No

## Building

Habitable surface: 283,00 m²

Fronts: 4

Construction year: 1980

Renovation: 2002

State: Good state

## Terrain

Ground area: 1.279,00 m²

Garden: Yes

## Layout

Toilets: 3

## Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No

**Energy**

EPC score: 337 kWh/m²/year

EPC class: D

Heating type: Electrical accumulators

G-score: A

P-score: A

Summons: No