



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

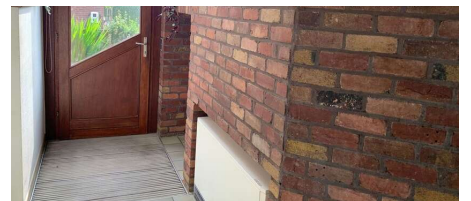
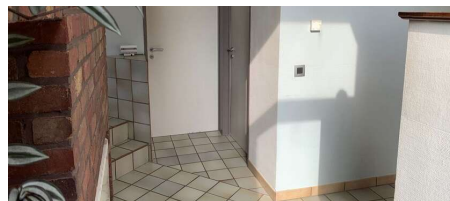
E-mail: info@immowillems.be

For sale - Exceptional house

€ 599.000

**Minneveldstraat 13, 3070
Kortenberg**

Ref. 6826208 



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

Surf. Living: 283m²
Surf. Plot: 1279m²

PEB/EPB: 337kwh/m²/j

Description

Unique and spacious property with two separate units (making it ideal for professionals, care homes or large families) with a large garden, wheelchair-friendly extension and excellent location.

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

Financial

Price: € 599.000,00
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

Energy

EPC score: 337 kWh/m²/year

EPC class: D

Heating type: Electrical accumulators

Parcelling permission: No

Right of pre-emption: No

Intimation: No

G-score: A

P-score: A

Summons: No