

Leuvensesteenweg 587, 3071 Kortenberg

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# For sale - Exceptional house

€ 595.000

Minneveldstraat 13, 3070

Ref. 7082290











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**

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 **1279** 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)

o EPC: D

- o 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: € 595.000,00

Available: At the contract

Land registry income: € 1.840,00

Servitude: No

# **Building**

Habitable surface: 283,00 m<sup>2</sup>

Fronts: 4

Construction year: 1980

Renovation: 2002 State: Good state

# Terrain

Ground area: 1.279,00 m<sup>2</sup>

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