



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

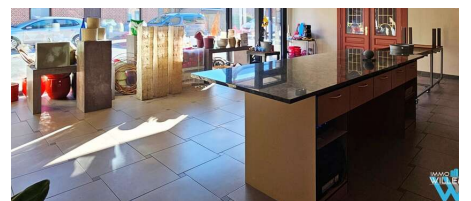
E-mail: info@immowillems.be

## For sale - Exceptional house

€ 659.000

Tervuursesteenweg 149, 1820 Steenokkerzeel

Ref. 7567017



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: tbd with the owner

Surf. Living: 345m<sup>2</sup>

Surf. Plot: 778m<sup>2</sup>

PEB/EPB: 276kwh/m<sup>2</sup>/j

# Description

Living and working with exceptional space in the charming village of Perk.

In the heart of the charming village of Perk, surrounded by greenery and characterful sandstone houses, you will find this exceptionally spacious property full of possibilities. Thanks to its location along the village's main road, the property enjoys excellent visibility - ideal for combining living with a commercial or creative activity - while the 30 km/h speed limit ensures a calm and pleasant village atmosphere. Ample parking is available nearby.

Inside, the house continues to surprise with its size. As you walk through the property, new spaces seem to appear around every corner - a place where the possibilities feel almost endless.

On the ground floor you will find a very large commercial or multipurpose space, perfect as a shop, studio, practice or additional living area. There is also a kitchen, utility room, spacious laundry/storage room, garage, storage area or workshop, and a pleasant garden room overlooking the cosy garden with terrace.

The first floor features a dining room, living room, a large open office space, storage room, two bedrooms, and a bathroom with bathtub and toilet.

The attic floor offers two very large finished rooms, which could easily be divided into several additional spaces if desired.

With solar panels and an EPC rating C, the property also offers a solid level of energy efficiency.

This home represents a unique opportunity for those looking for space, flexibility and potential: ideal for a self-employed activity, creative projects, a large family, or even kangaroo living / multi-generational living.

A property you truly need to visit to fully appreciate its size and possibilities.

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## Financial

Price: € 659.000,00

Available: Tbd with the owner

Available date: 01 content.month\_11 2026

Land registry income: € 2.015,00

Servitude: Yes

Liberal profession possible: Yes

## Building

Habitable surface: 345,00 m<sup>2</sup>

Fronts: 3

Construction year: 1967

Renovation: 2014

State: Very good state

Number of floors: 3

Main area: 243 m<sup>2</sup>

Orientation rear: West

Orientation facade: East

## Comfort

Furnished: No

## Location

School nearby: 150m

Shops nearby: 2.000m

Public transport nearby: 100m

Highway nearby: 4.000m

## Terrain

Ground area: 778,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: West

## Layout

Kitchen: Yes, US hyper equipped

Bureau: Yes

Bathroom type: Bath

Toilets: 2

Laundry: Yes

Ventilated space: Yes

Attic: Yes

## Planning

## Energy

EPC score: 276 kWh/m<sup>2</sup>/year

EPC class: C

Double glazing: Yes

Electricity certificate: Yes, not conform

Electricity certificate date: 30/12/2025

Heating type: Oil stove

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
18/12/2025

Intimation: No

Flooding area: Not located in flood area

G-score: A

P-score: A

## Parking

Garage: 1