



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 649.000

Kwerpsebaan 133, 3071 Erps-Kwerps

Ref. 7578030



Number of bedrooms: 4
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 215m²
Surf. Plot: 522m²

PEB/EPB: 13kwh/m²/j

Description

Some homes simply feel right from the start. This young semi-detached house built in 2020 is one of them. Highly energy-efficient (EPC A - 13 kWh/m²/year), equipped with solar panels and finished with care — ready for its next chapter.

Natural light immediately catches your eye. The open living area with large windows flows seamlessly into the modern, fully equipped kitchen — a space made for cooking, gathering and everyday life.

On the ground floor, there is also a home office or fourth bedroom, ideal for remote work or a playroom close by.

Upstairs you'll find three full-sized bedrooms, including a master bedroom with dressing room. The luxurious bathroom offers a true wellness feel, featuring a whirlpool bath, walk-in shower and atmospheric lighting. The fully finished attic provides generous additional space — perfect as a hobby room, office or teen retreat.

The garden is cosy, low-maintenance and fully fenced, with a garden shed and enclosed chicken run. Ideal for children — or for a dog to roam safely outdoors. And the neighbours? A lovely bonus.

Practical advantages include a spacious garage, fitted utility room, solar panels and parking space for two cars in front of the house.

Located in Erps-Kwerps, within walking distance of schools, the train station of Kortenberg and cycling route F3.

This is not a house you need to renovate.
This is a house where you can simply begin.

Financial

Price: € 649.000,00
Available: At the contract

Building

Habitable surface: 215,00 m²
Fronts: 3
State: Very good state

Comfort

Furnished: No

Energy

EPC score: 13 kWh/m²/year

Terrain

Ground area: 522,00 m²
Garden: Yes

Layout

Kitchen: Yes, US hyper equipped
Bathroom type: Luxury

Technics

Electricity: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: Not disclosed
Flooding area: Not located in flood area
G-score: A
P-score: A

Parking

Garage: Yes

Parkings inside: Yes