



Leuvensesteenweg 587 , 3071 Kortenberg

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## For sale - House

**€ 475.000**

**Engelbert Moensstraat 23, 3078 Meerbeek**

**Ref. 6881147**



Number of bedrooms: 3  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 215m<sup>2</sup>  
Surf. Plot: 1530m<sup>2</sup>

PEB/EPB: 542kwh/m<sup>2</sup>/j

# Description

For Sale – Detached House with Field Views in a Quiet Street in Meerbeek

Located in a quiet street in the rural area of Meerbeek, this detached house offers beautiful views of the surrounding fields. Set on a generous plot, the house provides a well-maintained garden, a spacious layout, and plenty of potential for those looking for a renovation project with character.

## Layout

Ground floor: entrance hall, bedroom, dining and living area, kitchen, separate toilet, hallway leading to the veranda and access to the basement

Fully basement: ideal for storage, a hobby room, or workshop

1st floor: hallway, two rooms (one large, unfinished space with access to the attic), bathroom

Attic: accessible via the large room on the first floor

The well-kept garden outside provides a peaceful spot to relax.

## Highlights

- Detached house in a quiet street
- Beautiful views of the fields – rural living with privacy
- Fully basement – extra space for storage or hobbies
- Renovation project with great potential
- Ideal for first-time buyers or investors

## Energy & Renovation

EPC: 542 kWh/m²/year – Energy Label F

➔ Renovation obligation applies within 5 years of purchase (for single-family homes in Flanders)

## Interested?

Are you looking for a property to renovate to your own taste in a peaceful, green setting? Contact us for a visit and discover the possibilities this property has to offer.

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## Financial

Price: € 475.000,00

Available: At the contract

## Terrain

Ground area: 1.530,00 m²

Garden: Yes

## Building

Habitable surface: 215,00 m²

Fronts: 4

Construction year: 1955

State: To be refreshed

## Layout

Veranda: Yes

## Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

## Energy

EPC score: 542 kWh/m²/year

Double glazing: Yes

Heating type: Oil (centr. heat.)

Heating: Individual

## Parking

Parkings inside: Yes