

Leuvensesteenweg 587, 3071 Kortenberg

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# For sale -House

€ 495.000

Steenbergstraat 39, 3078 Meerbeek

Ref. 7274962









PEB/EPB: 368kwh/m<sup>2</sup>/j

Number of bedrooms: 4 Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 145m<sup>2</sup> Surf. Plot: 737m<sup>2</sup>

# **Description**

In the charming neighbourhood "Den Tomme", you'll find this inviting house on a generous 737  $m^2$  plot, surrounded by peace, space, and wide agricultural views. With its warm character, updated features, and spacious layout, this home offers instant tranquillity.

Inside, you'll enjoy a cosy and characterful atmosphere. The brand-new kitchen and shower room (February 2025) add a fresh, contemporary touch. With 4 bedrooms and 2 bathrooms, the house provides plenty of space for a family, hobbies, or working from home. The master bedroom is particularly spacious and has access to an additional attic room.

The bright living area is made even more welcoming by the gas fireplace, perfect for creating a warm ambiance. The house is also entirely basemented and includes a garage, offering extensive storage and practical possibilities.

Outdoors, a true oasis awaits: the fully fenced garden with garden shed, and large terrace is the perfect place to relax. The electrically operated terrace cover can be opened completely, allowing you to enjoy the beautiful view in every season.

Technically, everything is in excellent condition: the property is asbestos-safe, has a conform electrical inspection, an EPC label D, and gas heating (central heating system replaced in 2018).

Thanks to the quick access to the E40 (Leuven-Brussels), this green environment effortlessly combines tranquility and convenience.

In short: a spacious, move-in ready chalet in an idyllic setting, ready for a new chapter.

#### **Financial**

Price: € 495.000,00 Available: At the contract

### **Building**

Habitable surface: 145,00 m<sup>2</sup>

Fronts: 4

Construction year: 1975 Renovation: 2025 State: Very good state

#### **Comfort**

Furnished: No

### **Energy**

EPC score: 368 kWh/m<sup>2</sup>/year

EPC class: D

Double glazing: Yes

Electricity certificate: Yes, conform Heating type: Condensation

#### **Terrain**

Ground area:  $737,00 \text{ m}^2$ Garden: Yes  $(737,00 \text{ m}^2)$ 

### Layout

Kitchen: Yes, US hyper equipped

Veranda: Yes Toilets: 2 Cellar: Yes Attic: Yes

#### **Technics**

Electricity: Yes

### **Planning**

Destination: Not disclosed

Building permission: Not disclosed Parcelling permission: Not disclosed Right of pre-emption: Not disclosed Asbestos inventary certificate: Yes

Intimation: Not disclosed

G-score: A P-score: B

# **Parking**

Garage: 1

Parkings inside: Yes