



Leuvensesteenweg 587 , 3071 Kortenberg

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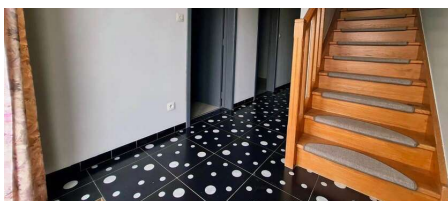
**E-mail:** info@immowillems.be

## For sale - House

**€ 395.000**

**Dorpsstraat 79, 3078 Meerbeek**

**Ref. 6864000**



Number of bedrooms: 4

Number of bathrooms: 1

Availability: tbd with the tenant

Surf. Living: 221m<sup>2</sup>

Surf. Plot: 800m<sup>2</sup>

PEB/EPB: 511kwh/m<sup>2</sup>/j

## Description

This charming villa offers not only generous space but also a warm and homely atmosphere. With 221 m² of living area and a pleasant garden, it provides the perfect basis to create a beautiful home.

The property is fully basemented with a large garage for at least 2 cars. Inside you'll find a bright living room with cassette fireplace, a fully renovated kitchen, 4 spacious bedrooms, an office space, and 2 separate toilets. Double glazing throughout.

The 800 m² plot offers plenty of outdoor possibilities. With an EPC label F, renovation is mandatory — yet this is also an opportunity: to transform a solid structure in a great location into a modern, energy-efficient home.

A must-see for those who value space, potential, and a charming setting.

Cadastral income: €1618.

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### Financial

Price: € 395.000,00

Available: Tbd with the tenant

Land registry income: € 1.618,00

### Terrain

Ground area: 800,00 m²

Garden: Yes

### Building

Habitable surface: 221,00 m²

Fronts: 4

Construction year: 1966

State: Good state

### Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

G-score: A

P-score:  D

### Energy

EPC score: 511 kWh/m²/year

EPC class: F