



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 479.000

Steenbergstraat 39, 3078 Meerbeek

Ref. 7274962



Number of bedrooms: 4

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 145m²

Surf. Plot: 737m²

PEB/EPB: 368kwh/m²/j

Description

In the charming neighbourhood "Den Tomme", you'll find this inviting house on a generous 737 m² 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: € 479.000,00
Available: At the contract

Terrain

Ground area: 737,00 m²
Garden: Yes (737,00 m²)

Building

Habitable surface: 145,00 m²
Fronts: 4
Construction year: 1975
Renovation: 2025
State: Very good state

Layout

Kitchen: Yes, US hyper equipped
Veranda: Yes
Toilets: 2
Cellar: Yes
Attic: Yes

Comfort

Furnished: No

Technics

Electricity: Yes

Energy

EPC score: 368 kWh/m²/year
EPC class: D
Double glazing: Yes
Electricity certificate: Yes, conform
Heating type: Condensation

Planning

Destination: Not disclosed
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: Yes
Asbestos inventory certificate: Yes
Intimation: Not disclosed
G-score: A
P-score: B

Summons: No

Parking

Garage: 1