Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53 **E-mail:** info@immowillems.be

For sale - Villa

€ 645.000

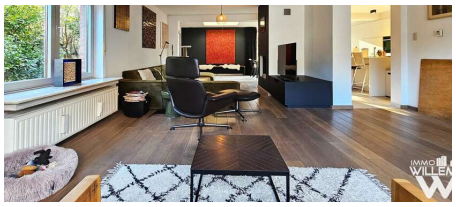
Nieuwstraat 2, 3071 Erps-Kwerps

Ref. 7923962









Number of bedrooms: 5
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 396m²
Surf. Plot: 490m²

Description

This spacious detached house is situated in a quiet street with no through traffic, within walking distance of Kortenberg railway station. An excellent location for those looking for a peaceful residential setting while remaining close to public transport, schools and everyday amenities.

The property has undergone extensive renovations over the years and now offers an appealing combination of modern comfort and original 1960s features. The bright living areas flow naturally into one another while maintaining a well-defined layout. The spacious, custom-built kitchen and welcoming living room with built-in fireplace form the heart of the home.

With no fewer than five bedrooms, a separate office and two bathrooms, there is certainly no shortage of space. The layout is particularly well suited to a large or blended family, while also providing plenty of flexibility for working from home or pursuing hobbies.

The south-west-facing garden enjoys excellent sun exposure and offers a high degree of privacy. Parking is equally convenient, with a garage, carport and generous driveway providing space for several vehicles.

Another valuable feature is the exceptionally spacious basement of approximately 94 m², which benefits from its own separate entrance. This versatile area can be used for storage, a workshop, hobbies or as a large bicycle storage space.

Significant improvements have also been made to the property over the years. These include replacement windows and a new kitchen. In 2024, the roof was renewed, solar panels were installed, and the basement drainage system was upgraded and separated.

The location offers the best of both worlds: a peaceful residential environment with little traffic and excellent accessibility. The railway station is within walking distance, while Brussels, Leuven and Zaventem are all easily accessible. Schools, shops and major road connections are also conveniently nearby.

A spacious, well-maintained family home offering a highly practical layout, plenty of additional space and an excellent location. Please feel free to contact us for further information or to arrange a viewing.

Financial

Price: € 645.000,00
VAT applied: No
Available: At the contract
Servitude: No
Liberal profession possible: Yes

Building

Habitable surface: 396,00 m²
Fronts: 4
Construction year: 1968
Renovation: 2024
State: Renovated

Comfort

Furnished: No
Parlophone: Yes

Energy

Terrain

Ground area: 490,00 m²
Garden: Yes

Layout

Kitchen: Yes, hyper equipped
Bathroom type: All comfort
Laundry: Yes
Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: No

EPC class: C

Double glazing: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

Right of pre-emption: Yes

Intimation: No

G-score: A

P-score: A

Summons: No

Management measures recorded in the register of measures: No

Parking

Garage: 1