Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - Villa

€ 765.000

Vissegatstraat 52, 3071 Erps-Kwerps

Ref. 7776768









Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 251m²
Surf. Plot: 1251m²

Description

This beautiful and move-in ready villa combines space, comfort, and a wonderful sense of home. From the moment you step into the spacious, open entrance hall, you can feel that this house has been lived in and renovated with care and attention.

The bright, open living area forms the heart of the home, featuring a stylish sunken seating area and a warm fireplace — perfect for cozy evenings with family and friends. The modern kitchen flows seamlessly from the living space and overlooks the garden and terrace, creating a smooth connection between indoors and outdoors.

On the ground floor, there is also a practical office, ideal for working from home, as well as a guest toilet. Upstairs, you will find four spacious bedrooms, two elegant bathrooms, and two additional toilets. Extra convenience is provided by a large laundry and ironing room with connections for a washing machine and dryer — a thoughtful feature for everyday living.

The property is partially basemented, with both internal and external access, offering additional storage space and flexibility. The garage with sectional door and parking space for four cars at the front complete the picture.

Outside, the property truly shines: a beautifully landscaped garden with a lovely swimming pool, and a partially covered terrace equipped with LED lighting, remotely controlled adjustable louvers, and a built-in masonry fireplace/barbecue — perfect for enjoying long summer evenings.

Technically, the villa is also well-equipped: 33 solar panels (600 kWh/year, with green certificates of €270 per 100 kWh for approximately four more years), a water softener, groundwater system, sun screens on the large kitchen windows, and an oil-fired heating system (5,000L tank, consumption around 3,000L/year).

A home for those seeking space, comfort, and tranquility — and above all: a place where you immediately feel at home.

Financial

Price: € 765.000,00
Available: At the contract

Building

Habitable surface: 251,00 m²
Fronts: 4
State: Very good state

Comfort

Furnished: No
Pool: Yes
BBQ: Yes

Energy

EPC class: B
Electricity certificate: Yes, not conform
Heating type: Oil (centr. heat.)
Heating: Individual

Terrain

Ground area: 1.251,00 m²
Garden: Yes
Orientation terrace 1: South

Layout

Kitchen: Yes, hyper equipped
Bureau: Yes
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 3
Laundry: Yes
Cellar: Yes

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Intimation: Not disclosed
Summons: No

Parking

Garage: 1