



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

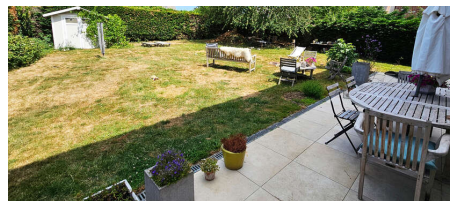
E-mail: info@immowillems.be

For sale - Villa

€ 580.000

Wijnegemhofstraat 44, 3078 Meerbeek

Ref. 6789713



Number of bedrooms: 4

Number of bathrooms: 4

Availability: tbd with the tenant

Surf. Living: 276m²

Surf. Plot: 753m²

PEB/EPB: 178kwh/m²/j

Description

Welcome to this well-kept villa from 1993, offering 276m² of living space on a beautiful 753 m² plot. This lovely property is located on Wijnegemhofstraat in Meerbeek, a quiet residential neighbourhood with easy connections to Kortenberg, Leuven, and Brussels.

Layout:

Ground floor: entrance hall with separate guest toilet, bright dining and living area, fully equipped kitchen, one bedroom and bathroom.

First floor: night hall giving access to three spacious bedrooms and no less than three bathrooms.

Fully basement level with a spacious garage.

Extra features:

- Energy-efficient: EPC 178 kWh/(m² year) – Label B
- Asbestos-safe
- P&G score A

The house is conveniently located near schools, shops, and major access roads towards Leuven, Kortenberg, and the airport.

Curious?

Come and discover this charming villa and be surprised by its space and potential.

Contact us today to schedule your visit!

Financial

Price: € 580.000,00

Available: Tbd with the tenant

Land registry income: € 2.627,00

Servitude: No

Building

Habitable surface: 276,00 m²

Fronts: 4

Construction year: 1993

State: Good state

Energy

EPC score: 178 kWh/m²/year

Terrain

Ground area: 753,00 m²

Garden: Yes

Planning

Destination: Not disclosed

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: No

G-score: A

P-score: A

Summons: No

Parking

Garage: Yes