



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

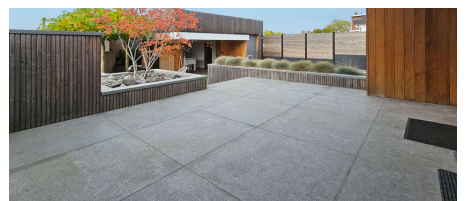
E-mail: info@immowillems.be

For sale - Villa

€ 685.000

Dorpsstraat 92, 3078 Meerbeek

Ref. 7238591



Number of bedrooms: 5

Number of bathrooms: 2

Garages: 2

Availability: at the contract

Surf. Living: 205m²

Surf. Plot: 641m²

PEB/EPB: 264kwh/m²/j

Description

Nice villa with swimming pool, pool house and hangar in a charming village.
In cosy Meerbeek, on a plot of 641m², you will find this stylish villa that effortlessly combines comfort, tranquillity and elegance. The property was thoroughly renovated 13 years ago and has been carefully maintained ever since — ready to welcome a new family who loves quality and refinement.
Inside, you can enjoy a bright, modern living space with a wood-burning stove and a well-thought-out layout. The house has two contemporary bathrooms and five bedrooms, one of which has a huge dressing room. Perfect for those who like space and privacy. There are built-in cupboards throughout, creating a sleek and tidy look. The fully basemented space (117m²) offers even more possibilities: a place for washing machines, an additional shower and toilet, practical storage space and workspaces. Space can also be made here for sports or hobbies. Outside is pure indulgence: a maintenance-free, stylish garden with a swimming pool (all technical equipment included), heated pool house and a dining area under plane trees — the ideal place to enjoy long summer evenings. Next to this is a large garage with a workshop, storage space and a grease pit. If desired, there is space to park two cars inside. In addition to the long driveway and the paved area in the garden, several cars can also be parked next to the houses.

Everything is technically in order:

- Electrical inspection compliant
- Asbestos safe
- EPC label C (excellent insulation)
- Electric heating combined with solar panels for energy-efficient operation, with 6 years of green energy certificates remaining.

This villa exudes tranquillity, style and quality — a home where every detail is just right.

Financial

Price: € 685.000,00
VAT applied: No
Available: At the contract
Servitude: No

Building

Habitable surface: 205,00 m²
Fronts: 4
Renovation: 2012
State: Very good state

Comfort

Furnished: No
Handicap friendly: No
Elevator: No
Pool: Yes

Energy

EPC score: 264 kWh/m²/year
EPC class: C
Double glazing: Yes
Heating type: Electrical
Heating: Mother stove

Location

School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes

Terrain

Ground area: 641,00 m²
Garden: Yes

Layout

Kitchen: Yes, hyper equipped
Bureau: Yes
Bedroom 1: 16,00 m²
Bedroom 2: 11,00 m²
Bedroom 3: 18,00 m²
Bedroom 4: 16,00 m²
Bedroom 5: 10,00 m²
Bathroom type: All comfort
Shower rooms: 1
Toilets: 4
Cellar: Yes

Technics

Electricity: Yes

Phone cables: Yes

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: Yes

Intimation: No

G-score: B

P-score:  D

Summons: No

Parking

Garage: 2

Parkings inside: Yes