

Keystones

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House for sale

Louis Andriesstraat 13 3070 Kortenberg

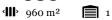
€ 535.000























Description

In the charming village of Meerbeek, a peaceful and green sub-municipality of Kortenberg, lies this characterful property. Its discreet façade gives little hint of the impressive space hidden behind it: with a living area of no less than +/-305 m² (total built area of +/-381m²), this home offers exceptional volume, both inside and out. Set on a south-facing plot of 960 m², it's the perfect residence for those seeking space, tranquillity, and potential. The layou includes an entrance hall with guest toilet, a cosy living room, a separate office space, and a spacious kitchen connected to a multipurpose room. This additional space is ideal as a playroom, second office or extra dining area. You'll also find an integrated garage for one car, a cellar, and a covered terrace with veranda that enjoys afternoon and evening sun thanks to its southwest orientation. On the first floor, there are four bedrooms (10-10-10-16 m²), a large bathroom with double sink and bathtub, and a separate toilet. The top floor — approximately 55m² — is a major asset and can be fully customised to your needs. It offers the potential to create extra bedrooms or even a self-contained living unit. The necessary plumbing for a second bathroom is already in place, and a separate entrance could be created. The beautiful, deep garden is fully south-facing and offers complete privacy, with mature fruit trees and multiple garden sheds. The property is also asbestos-free and features a compliant electrical installation. No renovation obligation (EPC D). Gas heating. This unique property combines charm, space, and numerous possibilities in a quiet village setting, with excellent connections to Leuven, Brussels and Zaventem. A rare opportunity for those seeking a home with character and long-term potential.

Details

General information

State

To be refreshed

Type of construction

Semi detached

Garden

Yes

Orientation of the rear front

South

Garage

Yes

Garages

1

Parking inside

Yes
Parkings inside

Layout

Kitchen

Yes (separate)

Bureau

Yes

Veranda

Yes

Bedroom 1

16 m²

Bedroom 2

10 m² Bedroom 3

10 m²

Bedroom 4 10 m²

Toilets

2

Cellar

Yes

Attic Yes

In the proximity

Environment

Countryside

Shops nearby

Yes

School nearby

Yes

Public transport nearby

Yes

Dimensions

Ground area

960 m²

Habitable surface

305 m²

Comfort

Handicap friendly

No

Elevator

Pool

No

Energy

EPC

376 kWh/m²

Windows

Wood

Electricity certificate

Yes, conform

Heating type

Gas (centr. heat.)

Heating

Individual

Financial

Price

€ 535.000

VAT applied

No

Reference

Louis Andries 13

Available

At the contract

Spatial planning

Destination

Not disclosed

Building permission

Not disclosed

Intimation

Not disclosed

Parcelling permission

Not disclosed

Right of pre-emption

Not disclosed

Flooding area

Not located in flood area