

## House for sale

Louis Andriesstraat 13 3070 Kortenberg

€ 535.000

5 2 305 m<sup>2</sup> 960 m<sup>2</sup> 1



# 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 layout 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  
**1**

### 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  
**No**  
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**