

House for sale

Louis Andriesstraat 11 3070 Kortenberg

€ 485.000

5 2 305 m² 960 m² 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
€ 485.000
VAT applied
No
Reference
Louis Andries 11
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