



Leuvensesteenweg 587 , 3071 Kortenberg

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For sale - House

€ 735.000

**Molenstraat 70, 3070
Kortenberg**

Ref. 7606330



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 234m²
Surf. Plot: 325m²
Neighbourhood: residential area

PEB/EPB: 35kwh/m²/j

Description

Move-in ready, energy-efficient family home with high ceilings and a sun-oriented garden in a quiet and prestigious part of Everberg.

This modern and well-maintained move-in ready home offers the perfect balance between comfort, energy efficiency and quality of life. Built by Kwadraat, you can count on solid construction quality and high-end building standards.

The property also benefits from a convenient location close to shops, schools, public transport and major access roads with easy connections to Brussels and Leuven.

With 234 m² of bright and functional living space, the house is thoughtfully designed to suit both family life and working from home, featuring high ceilings of about 2.80 m and abundant natural light throughout the day, thanks to the south-facing garden side.

The generous living areas benefit from large windows, creating an open and welcoming atmosphere throughout the day.

The property features three spacious bedrooms and two bathrooms on the first floor, offering comfort and privacy for all family members.

The second floor, about 45 m² of additional multipurpose space, offers exceptional flexibility and can easily be used as a home office, hobby room or can even be divided into two additional bedrooms if desired, making the house adaptable to evolving family needs.

The house benefits from an excellent energy performance (EPC A – 35), combined with solar panels, ensuring very low energy costs and long-term peace of mind in today’s energy-conscious environment.

The house is also equipped with a ventilation system D, alarm system with fire detection, and rainwater tanks, further enhancing sustainability and modern living comfort.

Outside, the sun-oriented garden and terrace offer an ideal setting for children to play or for enjoying relaxing evenings with family and friends.

A garage and two private outdoor parking spaces add to the everyday convenience.

Thanks to its strategic location, the property provides easy access to Brussels, Leuven and major transport links, while still offering the calm and green surroundings Everberg is known for.

A truly turn-key home, ready to move into without any renovation costs — ideal for families looking for comfort, sustainability and a high quality of life.

Financial

Price: € 735.000,00
VAT applied: No
Available: At the contract

Building

Habitable surface: 234,00 m²
Fronts: 3
Construction year: 2013
State: Very good state
Number of floors: 3

Location

Environment: Residential area

Terrain

Ground area: 325,00 m²
Garden: Yes (325,00 m²)

Layout

Kitchen: US hyper equipped
Shower rooms: 2
Attic: Yes

Comfort

Furnished: No

Pool: No

Energy

EPC score: 35 kWh/m²/year

EPC class: A

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Technics

Electricity: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

G-score: A

P-score: A

Parking

Garage: 1