



Gemeenteplein 9 , 3040 Huldenberg

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## FOR RENT - VILLA

Stationsstraat 4, 3060 Bertem

€ 2.250

Ref. 5379547



Number of bedrooms: 5  
Number of bathrooms: 2  
Garages: 1

Surf. Living: 190m<sup>2</sup>  
Surf. terrace: 40m<sup>2</sup>  
Neighbourhood: residential  
area

PEB/EPB: 51kwh/m<sup>2</sup>/j

## DESCRIPTION

**Energy efficient newly built house with 5 bedrooms and 2 bathrooms in Korbeek-Dijle, next to Leuven.**

Ground floor: entrance hall, separate toilet with washbasin, spacious living room of 40m<sup>2</sup>, open plan fully fitted luxury kitchen, storage/laundry room, spacious garage with automatic door, bedroom with ensuite shower room (walk-in shower, basin in unit and toilet).

1st floor: hall, separate toilet, 4 bedrooms, spacious bathroom with walk-in shower, bath and double basin in unit.

Outside area: south facing garden, spacious terrace, parking space in front of the door.

Other information: 16cm wall insulation, 26cm roof insulation, solar panels, underfloor heating, ventilation system, rainwater recovery, water softener. Good location near nature reserve, good connection to Leuven, bus stop within walking distance, train station Oud-Heverlee at 1km

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## FINANCIAL

Price: € 2.250,00 per month  
Available date: 01 March 2026

## BUILDING

Habitable surface: 190,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 2023  
State: New

## ENERGY

EPC score: 51  
EPC code: 20251211-0003752215-RES-1  
EPC class: A  
Double glazing: Yes, thermic and acoustic isol.  
Windows: Aluminium  
Heating type: Floor heating  
Heating: Individual  
Solar panels: Yes  
Water tank: Yes

## LOCATION

Environment: Residential area

## TERRAIN

Garden: Yes  
Orientation terrace 1: South

## LAYOUT

Entrance hall: Yes  
Living room: 40,00 m<sup>2</sup>  
Kitchen: 12,00 m<sup>2</sup>, hyper equipped  
Nighthall: Yes  
Bedroom 1: 16,00 m<sup>2</sup>  
Bedroom 2: 14,00 m<sup>2</sup>  
Bedroom 3: 14,00 m<sup>2</sup>  
Bedroom 4: 14,00 m<sup>2</sup>  
Bedroom 5: 7,00 m<sup>2</sup>  
Bathroom 1: 9,00 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Bathroom 2 : 4,00 m<sup>2</sup>  
Toilets: 3  
Terrace: 40,00 m<sup>2</sup>  
Laundry: Yes

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PARKING**

Garage: 1

Parkings outside: 2

Parkings inside: 1