



Gemeenteplein 9 , 3040 Huldenberg

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## FOR RENT - VILLA

Stationsstraat 4, 3060 Bertem

€ 2.250

Ref. 7306773



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 September 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