



Gemeenteplein 9 , 3040 Huldenberg

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FOR RENT - VILLA

Stationsstraat 4, 3060 Bertem

€ 2.000

Ref. 7697074



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

Surf. Living: 190m²
Surf. terrace: 40m²
Neighbourhood: residential area

PEB/EPB: 51kwh/m²/j

DESCRIPTION

A viewing is only possible after completing the following form: <https://kdc-immo.mijnhuurprofiel.be/whise/7697074>.

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 40m², 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

FINANCIAL

Price: € 2.000,00 per month

Available date: 01 September 2026

BUILDING

Habitable surface: 190,00 m²

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 m²

Kitchen: 12,00 m², hyper equipped

Nighthall: Yes

Bedroom 1: 16,00 m²

Bedroom 2: 14,00 m²

Bedroom 3: 14,00 m²

Bedroom 4: 14,00 m²

Bedroom 5: 7,00 m²

Bathroom 1: 9,00 m²

Bathroom type: Shower and bath tub

Bathroom 2 : 4,00 m²

Toilets: 3

Terrace: 40,00 m²

Laundry: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PARKING

Garage: 1

Garage surface area: 21,00 m²

Parkings outside: 2

Parkings inside: 1