

Naamsesteenweg 232, 3001 Heverlee

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For sale - Bel-etage

€ 189.000

1500 Halle

Ref. 2417815









Number of bedrooms: 10 Number of bathrooms: 4

Garages: 2

Availability: at the contract

Surf. Living: 230m² Surf. Plot: 800m² Surf. terrace: 122m²

Neighbourhood: residential area

PEB/EPB: 222kwh/m²/j

Glazing type: thermic isol., double

glazing

Description

Korte beschrijving ENG

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Financial

Price/m²: € 999,00 VAT applied: No

Construction value: € 2.002,00

Land value: € 2.001,00 Value land: € 2.000,00 Available: At the contract

Available date: 25 content.month 11 2014

Community charges: € 456,00 Land registry income: € 1.200,00

Indexed land registry income: € 2.300,00

Costs: € 123,00/month

Servitude: Yes

Transfer of shares: No Land tax: € 111,00 Investment property: Yes

Liberal profession possible: Yes (32,00 m²)

Building

Structure: Concrete, bricks (Caramida)

Habitable surface: 230,00 m²

Fronts: 4

Construction year: 1999

Renovation: 2015 State: Very good state Number of floors: 2 Net area: 444,00 m² Gross area: 111,00 m² Main area: 100 m² Front width: 34,00 m Outhouse: 2,000 m² Guesthouse: 3,00 m²

Orangery: 4,00 m² Style: Modern

Type roof: Couple roof Facade front: Brick, glas Facade rear: Aluminium Orientation rear: South

Orientation living room: North Orientation facade: North-east

Location

Environment: Residential area

School nearby: 6m Childcare nearby: Yes Shops nearby: 4m

Public transport nearby: 6m

Highway nearby: 3m
Train station nearby: 6m
Airport nearby: 6m
City nearby: 6m
Hospital nearby: 6m
Sport center nearby: 6m
Tennis nearby: 6m
Fitness club: 6m
Public pool: 6m

Shopping center: 6m Beach nearby: 6m Park nearby: 6m Forest nearby: 6m

Terrain

Ground area: 800,00 m²
Ground depth: 33,00 m
Width at the street: 34,00 m
Garden: Yes (600,00 m²)

Orientation of the garden: North

Orientation terrace: North
Orientation terrace 1: North
Orientation terrace 2: East

Pastures: 1,00 m² Horse stables: Yes Tack room: 8,00 m² Inside track: 6,00 m² Outside track: 7,00 m²

Forest: 1,00 m² Park: 2,00 m² Pond: Yes

Playground: Yes Golf: 18,00 holes

Comfort

Furnished: No

Handicap friendly: Yes

Concierge: Yes
Alarm: Yes

Parlophone: Yes Videophone: Yes

Smoke detector: Yes (,)

Elevator: Yes Blinds: Yes

Security door: No Fireplace: Yes

Air conditioning: Yes Poolhouse: Yes

BBQ: Yes Sauna: No Tennis: Yes

Fitness room: 11,00 m²

Specific area

Bar: 1,00 m² Cloakroom: Yes

Warehouse: 87,00 m²

Shopfloor: Yes

Security

Access control: Yes

Access control type: Barrier

Fence: Yes

Fire prevention: Yes

Energy

EPC score: 222 kWh/m²/year EPC total score: kWh/year EPC co2 emission: 221

Isolation: Yes

Insulated roofs and walls: Yes

Double glazing: Yes

Glazing type: Thermic isol., double glazing

Windows: Aluminium

Electricity certificate: Yes, conform Electricity certificate date: 11/05/2010

Heating type: Gas (centr. heat.)

Heating: Individual

Certificate gas burner: Yes

Layout

Entrance hall: 11,00 m²

Stairs room: Yes

Living room: 44,00 m² Dining room: 55,00 m² TV room: 1,00 m² Playroom: 1,00 m²

Seating: 1,00 m² Library: 1,00 m²

Kitchen: 65,00 m², fully fitted Additional kitchen: 22,00 m²

Storage: Yes Bureau: 21,00 m² Office: 1.111,00 m²

Veranda: Yes Studio: 33,00 m² Nighthall: 22,00 m²

Bedroom 1: 11,00 m², laminate
Bedroom 2: 12,00 m², cork
Bedroom 3: 13,00 m², quickstep
Bedroom 4: 14,00 m², laminate
Bedroom 5: 15,00 m², marble

Bedroom 6: 16,00 m², wooden floor Bedroom 7: 17,00 m², industrial tiles

Bedroom 8: 18,00 m², vinyl

Bedroom 9: 19,00 m², wooden floor Bedroom 10: 20,00 m², concrete

Dressings: 21,00 m²

Bathroom surface: 11,00 m²
Bathroom type: Shower
Bathroom 2: 22,00 m² bath
Bathroom 3: 33,00 m² hip bath
Bathroom 4: 44,00 m² shower

Shower rooms: 2

Toilets: 2

Terrace: 12,00 m²

Second terrace: 122,00 m²

Roof terrace: Yes

Balcony: No

Laundry: 33,00 m² Cellar: 13,00 m² Wine cellar: Yes Ventilated space: Yes

Attic: 12,00 m²

Technics

Electricity: Yes (, 380 V)

Phone cables: Yes

Solar panels: Photovoltaic

Water tank: 1.200 L Oil tank: 2.109 L

Oil tank certificate: Yes

Quays

Auvent: Yes

Auvent lengte: 2

Phone syst.: Yes ()

Lighting equipment: Yes (daylight)

Skylight domes: Yes False ceiling: Yes 1234m

Water cleaning installation: Yes

Absorbing well: Yes Raised floor: Yes

Planning

Urban info: Yes

Destination: Living zone Building permission: Yes Parcelling permission: Yes Right of pre-emption: Yes

As-built: Yes

As-built certification: Yes

Intimation: No -

Flooding area: Potential flood area - delimited

riverside area Summons: Yes,

Map of land authority: Yes Implentation plan: Yes Ground certificate: Yes Environmental permit: Yes

Eco label: Yes ()

Heritage Protected: Yes Heritage inventorised: Yes

Parking

Garage: 2 Carport: 2

Parkings outside: 2