



Naamsesteenweg 232 , 3001 Heverlee

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For sale - Cottage

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

€ 321.500

Ref. V

01 01



Number of bedrooms: 4
Number of bathrooms: 4
Garages: 2
Availability: at delivery

Surf. Living: 450m²
Surf. Plot: 2300m²
Surf. terrace: 24m²
Neighbourhood: villa

PEB/EPB: 123kwh/m²/j
Glazing type: thermic isol., tripple glazing

Description

Financial

Price: € 321.500,00
VAT applied: Yes
Available: At delivery
Available date: 30 July 2014
Land registry income: € 3.456,00
Indexed land registry income: € 2.345,00
Costs: € 254,00/month
Land tax: € 11.111,00
Investment property: Yes
Liberal profession possible: Yes

Building

Habitable surface: 450,00 m²
Fronts: 4
Construction year: 2013
Renovation: 2014
State: New
Floor: 1
Number of floors: 3
Main area: 215 m²
Front width: 13,00 m
Orangery: 22,00 m²
Orientation rear: South

Comfort

Furnished: Yes
Handicap friendly: Yes
Alarm: Yes
Parlophone: Yes
Videophone: Yes
Elevator: Yes
Blinds: Yes
Security door: Yes
Fireplace: Yes
Air conditioning: Yes
Poolhouse: Yes
Sauna: Yes
Fitness room: 12,00 m²

Security

Access control: Yes
Access control type: Barrier

Location

Environment: Villa
School nearby: 124m
Shops nearby: 123m
Public transport nearby: 125m
Sport center nearby: 99m

Terrain

Ground area: 2.300,00 m²
Ground depth: 235,00 m
Width at the street: 234,00 m
Garden: Yes (1.800,00 m²)
Orientation terrace 1: South
Orientation terrace 2: South-east

Layout

Entrance hall: 5,00 m²
Living room: 30,00 m²
Dining room: 40,00 m²
Kitchen: 20,00 m², US hyper equipped
Kitchen detail: ,
Additional kitchen: 5,00 m²
Storage: Yes
Bureau: 11,00 m²
Veranda: Yes
Nighthall: 9,00 m²
Bedroom 1: 21,00 m², parquet
Bedroom 2: 22,00 m², tiled
Bedroom 3: 23,00 m², carpet
Bedroom 4: 24,00 m², laminate
Bedroom 5: 25,00 m², cork
Bedroom 6: 26,00 m², wooden floor
Bedroom 7: 27,00 m², quickstep
Bedroom 8: 28,00 m², linoleum
Bedroom 9: 29,00 m², natural stone
Bedroom 10: 30,00 m², marble
Dressings: 12,00 m²
Bathroom surface: 12,00 m²
Bathroom type: All comfort
Bathroom 2 : 13,00 m² luxurious
Bathroom 3 : 14,00 m² bath
Bathroom 4 : 15,00 m² shower and bath tub
Shower rooms: 2
Toilets: 3

Fence: Yes
Fire prevention: Yes

Energy

EPC score: 123 kWh/m²/year
EPC class: C
Isolation: Yes
Double glazing: Yes
Glazing type: Thermic isol., tripple glazing
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual
Certificate gas burner: Yes
Solar panels: Photovoltaic
Water tank: 2.345 L
Oil tank: 1.000 L
Oil tank certificate: Yes

Terrace: 23,00 m²
Second terrace: 24,00 m²
Roof terrace: Yes
Laundry: 11,00 m²
Cellar: 21,00 m²
Wine cellar: Yes
Ventilated space: Yes
Attic: 45,00 m²,

Technics

Electricity: Yes (220 V)

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
As-built: Yes
As-built certification: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 07/12/2022
Intimation: No
Flooding area: 🏠 Flood area - delimited flood area
Map of land authority: Yes
Implentation plan: Yes
Ground certificate: Yes
Environmental permit: Yes

Parking

Garage: 2
Carport: 2
Parkings outside: 5