



Naamsesteenweg 232 , 3001 Heverlee

**Phone number:** +32 (0)16 89 51 89

**E-mail:** tom@fw4.be

## For sale - Exceptional house

**On request**

Juul Filliaertweg 77, 8620  
Nieuwpoort

**Ref. 3988894**



Number of bedrooms: 5  
Number of bathrooms: 3  
Availability: to be agreed upon

Surf. Living: 450m<sup>2</sup>  
Surf. Plot: 1340m<sup>2</sup>  
Surf. terrace: 67m<sup>2</sup>

PEB/EPB: 123kwh/m<sup>2</sup>/j  
Glazing type: double glazing

# Description

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## Financial

Price: Info at the office  
Available: To be agreed upon

## Building

Habitable surface: 450,00 m<sup>2</sup>  
Fronts: 4  
State: Very good state  
Guesthouse: Yes

## Comfort

Alarm: Yes  
Videophone: Yes  
Blinds: Yes  
Security door: Yes  
Air conditioning: Yes  
Sauna: Yes  
Tennis: Yes

## Security

Fence: Yes

## Energy

EPC score: 123 kWh/m<sup>2</sup>/year  
EPC total score: 50 kWh/year  
EPC code: Azerty-YYE-657  
EPC class: B  
EPC co2 emission: 50  
Glazing type: Double glazing  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual  
Solar panels: Photovoltaic

## Terrain

Ground area: 1.340,00 m<sup>2</sup>  
Garden: Yes (1.100,00 m<sup>2</sup>)  
Orientation terrace 1: South-east  
Orientation terrace 2: South

## Layout

Living room: 30,00 m<sup>2</sup>  
Dining room: 34,00 m<sup>2</sup>  
Kitchen: 20,00 m<sup>2</sup>, US hyper equipped  
Bureau: 18,00 m<sup>2</sup>  
Bedroom 1: 20,00 m<sup>2</sup>  
Bedroom 2: 21,00 m<sup>2</sup>  
Bedroom 3: 22,00 m<sup>2</sup>  
Bedroom 4: 23,00 m<sup>2</sup>  
Bedroom 5: 24,00 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Bathroom 2 : All comfort  
Bathroom 3 : Shower  
Terrace: 67,00 m<sup>2</sup>

## Planning

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
Summons: No

## Parking

Garage: Yes