



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - House

**Make an offer starting from € 400.000**

Naamsesteenweg 232, 3001 Heverlee

Ref. test  
realestate



Number of bedrooms: 4

Number of bathrooms: 2

Garages: 22

Availability: tbd with the owner

Surf. Living: 213m<sup>2</sup>

Surf. Plot: 500m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 144kwh/m<sup>2</sup>/j

Glazing type: thermic and  
acoustic isol., tripple glazing

# Description

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## Financial

Price: € /m²  
Available: Tbd with the owner  
Land registry income: € 111,00  
Indexed land registry income: € 222,00  
Land tax: € 333,00  
Investment property: Yes

## Building

Habitable surface: 213,00 m²  
Fronts: 4  
Construction year: 1942  
Renovation: 2018  
State: Good state  
Front width: 12,00 m  
Type roof: Point roof

## Comfort

Furnished: Yes  
Handicap friendly: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Smoke detector: Yes ()  
Elevator: Yes  
Blinds: Yes  
Security door: Yes  
Pool: Yes  
Tennis: Yes

## Energy

EPC score: 144 kWh/m²/year  
EPC class: B  
EPC co2 emission: 100  
Double glazing: Yes  
Glazing type: Thermic and acoustic isol., tripple glazing  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Oil (centr. heat.)  
Heating: Individual  
Solar panels: Yes  
Water tank: Yes

## Location

Environment: Central, woods  
School nearby: 700m  
Shops nearby: 500m  
Public transport nearby: 500m  
Highway nearby: 1.200m  
Train station nearby: 3.000m  
City nearby: 400m

## Terrain

Ground area: 500,00 m²  
Width at the street: 9,00 m  
Horse stables: Yes  
Forest: Yes  
Park: Yes  
Pond: Yes  
Playground: Yes

## Layout

Living room: 16,00 m²  
Dining room: 18,00 m²  
Kitchen: 18,00 m², US hyper equipped  
Storage: Yes  
Bureau: 16,00 m²  
Nighthall: 5,50 m²  
Bedroom 1: 16,80 m²  
Bedroom 2: 20,00 m²  
Bedroom 3: 9,00 m²  
Bedroom 4: 12,00 m²  
Bathroom surface: 9,00 m²  
Bathroom type: All comfort  
Bathroom 2 : 3,00 m²  
Toilets: 1  
Cellar: Yes

## Technics

Electricity: Yes  
Absorbing well: Yes

## Planning

Destination: Living zone  
Building permission: Not disclosed

Parcelling permission: No

Right of pre-emption: Yes

As-built certification: Yes

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: 🏠 Potential flood area - delimited  
flood area

Map of land authority: Yes

Implementation plan: Yes

Ground certificate: Yes

## **Parking**

Garage: 22