



Naamsesteenweg 232 , 3001 Heverlee

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

E-mail: tom@fw4.be

For sale - House

Make an offer starting from € 400.000

Naamsesteenweg 232, 3001 Heverlee

Ref. 4162803



Number of bedrooms: 4

Number of bathrooms: 2

Garages: 22

Availability: tbd with the owner

Surf. Living: 213m²

Surf. Plot: 500m²

Neighbourhood: central

PEB/EPB: 144kwh/m²/j

Glazing type: thermic and
acoustic isol., tripple glazing

Description

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