



Naamsesteenweg 232 , 3001 Heverlee

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

E-mail: tom@fw4.be

For sale - House

€ 555.000

eenmeilaan 36 BA, 3000 Leuven

Ref. Testpand_4604517



Number of bedrooms: 3
Number of bathrooms: 3
Availability: at the contract

Surf. Living: 250m²
Surf. Plot: 2000m²
Surf. terrace: 24m²
Neighbourhood: villa

PEB/EPB: 305kwh/m²/j
Glazing type: tripple glazing

Description

Financial

Price: € 555.000,00
VAT applied: Yes
Construction value: € 330.000,00
VAT building: € 66,00
Value land: € 225.000,00
Land registration: € 11.000,00
Registration rights: € 55.000,00
Available: At the contract
Community charges: € 2.110,00
Land registry income: € 1.234,00
Indexed land registry income: € 4.321,00
Min. rental price: € 1.234,00
Costs: € 555,00/month
Servitude: No

Building

Habitable surface: 250,00 m²
Fronts: 4
Construction year: 1982
State: New
Type roof: Point roof

Comfort

Elevator: Yes
Fireplace: Yes
Pool: No
Poolhouse: Yes
Sauna: Yes

Energy

EPC score: 305 kWh/m²/year
EPC total score: 5 kWh/year
EPC code: 123456789
EPC class: F
EPC co2 emission: 256
Energy level: 888
Glazing type: Tripple glazing
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Wood stove
Solar panels: Photovoltaic

Location

Environment: Villa, quiet

Terrain

Ground area: 2.000,00 m²
Garden: Yes (800,00 m²)
Orientation terrace 1: South
Horse stables: 6,00
Tack room: 18,00 m²
Inside track: 180,00 m²
Outside track: 410,00 m²

Layout

Entrance hall: 19,00 m²
Living room: 60,00 m²
Kitchen: 45,00 m², US hyper equipped
Bedroom 1: 30,00 m²
Bedroom 2: 45,00 m²
Bedroom 3: 60,00 m²
Dressings: 80,00 m²
Bathroom surface: 20,00 m²
Bathroom details: This is the english bathroom info
Bathroom 2 : 22,00 m² shower
Bathroom 3 : Shower
Shower room: 7,70 m²
Terrace: 24,00 m²
Roof terrace: Yes
Balcony: Yes
Laundry: No
Cellar: 120,00 m²,
Wine cellar: Yes
Attic: Yes

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
As-built certification: Yes
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 03/01/1993

Intimation: No - - no legal correction or administrative measure imposed

Flooding area: Potential flood area - delimited riverside area

G-score: 🏠 D

P-score: 🚰 D

Water-sensitive open space area: Yes

Summons: Yes,

Management measures recorded in the register of measures: Yes

Parking

Parkings inside: Yes