



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Multi-purpose building

€ 1.234.567

Avenue du Bois Claude 5, 1340 Ottignies-Louvain-la-Neuve

Ref.  
Ref 2023 10 22 002



Number of bedrooms: 7  
Number of bathrooms: 3  
Availability: tbd with the tenant

Surf. Living: 765m<sup>2</sup>  
Surf. Plot: 2000m<sup>2</sup>  
Surf. terrace: 80m<sup>2</sup>  
Neighbourhood: quiet

# Description

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## Financial

Price: € 1.234.567,00  
VAT applied: Yes  
VAT building: € 400.399,00  
Land registration: € 12.345,00  
Available: Tbd with the tenant  
Available date: 31 November 2023

## Building

Habitable surface: 765,00 m<sup>2</sup>  
Fronts: 4  
State: Very good state  
Number of floors: 4  
Main area: 1.234 m<sup>2</sup>  
Front width: 43,21 m

## Comfort

Furnished: Yes  
Blinds: Yes

## Energy

EPC score: 0 kWh/m<sup>2</sup>/year  
EPC total score: 6 kWh/year  
EPC code: 8  
EPC class: App  
EPC co2 emission: 0  
Energy level: 999  
Electricity certificate: Yes, not conform  
Solar panels: Yes

## Location

Environment: Quiet, countryside


## Terrain

Ground area: 2.000,00 m<sup>2</sup>  
Width at the street: 12,34 m  
Garden: Yes (500,00 m<sup>2</sup>)  
Orientation of the garden: South  
Orientation terrace 2: North-east

## Layout

Kitchen: Yes, US semi fitted  
Bedroom 1: 31,00 m<sup>2</sup>, pvc  
Bedroom 2: 32,00 m<sup>2</sup>, bambou  
Bedroom 3: 33,00 m<sup>2</sup>, concrete  
Bedroom 4: 34,00 m<sup>2</sup>, screed  
Bedroom 5: 35,00 m<sup>2</sup>, polished concrete  
Bedroom 6: 36,00 m<sup>2</sup>, resin  
Bedroom 7: 37,00 m<sup>2</sup>, wood  
Bedroom 8: 38,00 m<sup>2</sup>, industrial tiles  
Bedroom 9: 39,00 m<sup>2</sup>, industrial  
Bedroom 10: 40,00 m<sup>2</sup>, cork  
Bathroom surface: 21,00 m<sup>2</sup>  
Bathroom 2 : 22,00 m<sup>2</sup>  
Bathroom 3 : 23,00 m<sup>2</sup>  
Shower room: 7,70 m<sup>2</sup>  
Terrace: 80,00 m<sup>2</sup>

## Planning

Destination: Rural residential area  
Building permission: No  
Parcelling permission: No  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 07/12/2022  
Intimation: Administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score:  D  
Summons: No  
Environmental permit: No

## **Parking**

Garage: Yes

Parkings inside: Yes