

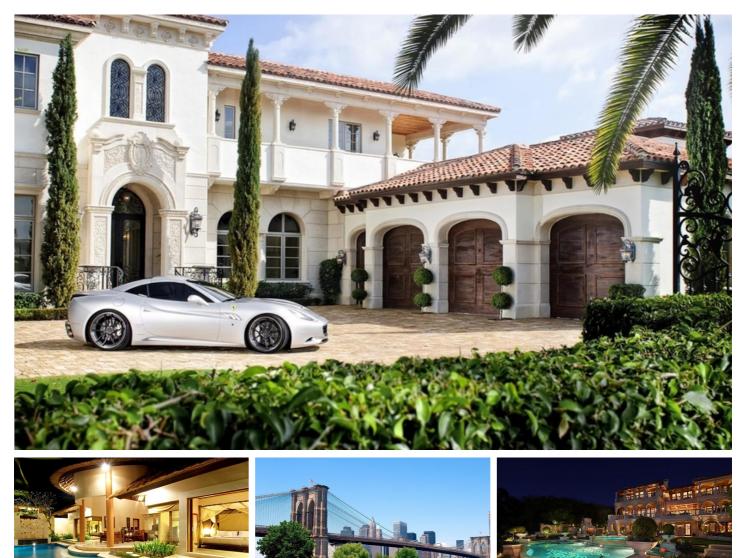
Naamsesteenweg 386 0003, 3001 Heverlee **Phone number:** +32 (0)16 89 51 89 **E-mail:** cedric@fw4.be

### For sale - Castle

€ 1.250.000

chemin de la givronde 3, 5030 Gembloux

Ref. 1886391



Number of bedrooms: 10 Number of bathrooms: 4 Garages: 2 Availability: at delivery Surf. Living: 450m<sup>2</sup> Surf. Plot: 2300m<sup>2</sup> Surf. terrace: 24m<sup>2</sup> Neighbourhood: villa PEB/EPB: 123kwh/m²/j Glazing type: tripple glazing

### Description

### **Financial**

Price:  $ensuremath{\in} 1.250.000,00$ VAT applied: Yes
Available: At delivery
Available date: 30 July 2014
Land registry income:  $ensuremath{\in} 3.456,00$ Indexed land registry income:  $ensuremath{\in} 2.345,00$ Costs:  $ensuremath{e} 254,00$ /month
Land tax:  $ensuremath{e} 11.111,00$ Investment property: Yes
Liberal profession possible: Yes

### **Building**

Habitable surface: 450,00 m<sup>2</sup> Fronts: 4 Construction year: 2013 Renovation: 2014 State: Very good state Number of floors: 3 Main area: 215 m<sup>2</sup> Front width: 13,00 m Orangery: 22,00 m<sup>2</sup> Orientation rear: South

### Comfort

Furnished: Yes Pets allowed: Yes Handicap friendly: Yes Alarm: Yes Parlophone: Yes Videophone: Yes Elevator: Yes Blinds: Yes Security door: Yes Fireplace: Yes Air conditioning: Yes Poolhouse: Yes Sauna: Yes Fitness room: 12,00 m<sup>2</sup>

#### Location

Environment: Villa School nearby: 124m Shops nearby: 123m Public transport nearby: 125m Sport center nearby: 99m

#### Terrain

Ground area: 2.300,00 m<sup>2</sup> Ground depth: 235,00 m Width at the street: 234,00 m Garden: Yes (1.800,00 m<sup>2</sup>) Orientation terrace 1: South Orientation terrace 2: South-east

### Layout

Entrance hall: 5,00 m<sup>2</sup> Living room: 30,00 m<sup>2</sup> Dining room: 40,00 m<sup>2</sup> Kitchen: 20,00 m<sup>2</sup>, US hyper equipped Kitchen detail: . Additional kitchen: 5,00 m<sup>2</sup> Storage: Yes Bureau: 11.00 m<sup>2</sup> Veranda: Yes Nighthall: 9,00 m<sup>2</sup> Bedroom 1: 21,00 m<sup>2</sup>, parquet Bedroom 2: 22,00 m<sup>2</sup>, tiled Bedroom 3: 23,00 m<sup>2</sup>, carpet Bedroom 4: 24,00 m<sup>2</sup>, laminate Bedroom 5: 25,00 m<sup>2</sup>, cork Bedroom 6: 26,00 m<sup>2</sup>, wooden floor Bedroom 7: 27,00 m<sup>2</sup>, guickstep Bedroom 8: 28,00 m<sup>2</sup>, linoleum Bedroom 9: 29.00 m<sup>2</sup>, natural stone Bedroom 10: 30,00 m<sup>2</sup>, marble Dressings: 12,00 m<sup>2</sup> Bathroom 1: 12,00 m<sup>2</sup> Bathroom type: All comfort Bathroom 2 : 13,00 m<sup>2</sup> luxurious Bathroom 3 : 14,00 m<sup>2</sup> bath

## Security

Access control: Yes Access control type: Barrier Fence: Yes Fire prevention: Yes

# Energy

EPC score: 123 Isolation: Yes Double glazing: Yes, thermic isol. Glazing type: Tripple glazing Windows: Aluminium Electricity certificate: Yes, conform Heating type: Gas (centr. heat.) Heating: Individual Certificate gas burner: Yes Solar panels: Photovoltaic Water tank: 2.345 L Oil tank: 1.000 L Oil tank certificate: Yes Bathroom 4 : 15,00 m<sup>2</sup> shower and bath tub Shower rooms: 2 Toilets: 3 Terrace: 23,00 m<sup>2</sup> Second terrace: 24,00 m<sup>2</sup> Roof terrace: Yes Laundry: 11,00 m<sup>2</sup> Cellar: 21,00 m<sup>2</sup> Wine cellar: Yes Ventilated space: Yes Attic: 45,00 m<sup>2</sup>,

# Technics

Electricity: Yes Electricity details: 220 V Sewage: Yes Gas: Yes Water: Yes

# Planning

Destination: Living zone Building permission: Yes Parcelling permission: Yes Right of pre-emption: No As-built: Yes As-built certification: Yes Intimation: No Flooding area:

Flood area - delimited flood area Map of land authority: Yes Implentation plan: Yes Ground certificate: Yes Environmental permit: Yes

# Parking

Garage: 2 Carport: 2 Parkings outside: 5