

Naamsesteenweg 232, 3001 Heverlee **Phone number:** +32 (0)16 89 51 89

E-mail: tom@fw4.be

# For sale - Country house

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

€ 359.000

Ref. L 04.01









Number of bedrooms: 4 Number of bathrooms: 4

Garages: 2

Availability: at delivery

Surf. Living: 450m² Surf. Plot: 2300m²

Surf. terrace: 24m² Neighbourhood: villa PEB/EPB: 123kwh/m²/j

## **Description**

### **Financial**

Price: € 359.000,00 VAT applied: Yes Available: At delivery

Available date: 30 July 2014 Land registry income: € 3.456,00

Indexed land registry income: € 2.345,00

Costs: € 254,00/month

Land tax: € 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: New Floor: 4

Number of floors: 3 Main area: 215 m<sup>2</sup> Front width: 13,00 m Orientation rear: South

### **Comfort**

Furnished: Yes

Handicap friendly: Yes

Alarm: Yes
Parlophone: Yes
Videophone: Yes
Elevator: Yes
Blinds: Yes

Security door: Yes Air conditioning: Yes

Pool: Yes

## Security

Access control: Yes

## **Energy**

#### 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

### Layout

Living room: 30,00 m<sup>2</sup> Dining room: 40,00 m<sup>2</sup>

Kitchen: 20,00 m², US hyper equipped

Additional kitchen: Yes Bureau: 11,00 m² Veranda: Yes

Bedroom 1: 21,00 m<sup>2</sup>
Bedroom 2: 22,00 m<sup>2</sup>
Bedroom 3: 23,00 m<sup>2</sup>
Bedroom 4: 24,00 m<sup>2</sup>
Bedroom 5: 25,00 m<sup>2</sup>

Bathroom type: All comfort

Shower rooms: 2

Toilets: 3

Terrace: 23,00 m<sup>2</sup>

Second terrace: 24,00 m<sup>2</sup>

Laundry: Yes Cellar: Yes

Ventilated space: Yes

Attic: Yes

### **Technics**

Electricity: Yes Sewage: Yes Gas: Yes EPC score: 123 EPC class: C

Double glazing: Yes, thermic isol.

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 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

Ground certificate: Yes

## **Parking**

Garage: 2 Carport: Yes

Parkings outside: 5 Parkings inside: 10