Naamsesteenweg 232 , 3001 Heverlee
**Phone number:** +32 (0)16 89 51 89
**E-mail:** tom@fw4.be

# For sale - Duplex

**€ 1.259.000**

**3580**

**Ref.**









Number of bedrooms: 10
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
Glazing type: tripple glazing

# Description

## Financial

Price: € 1.259.000,00
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 m²
Fronts: 4
State: New
Floor: 1
Number of floors: 3
Main area: 215 m²
Front width: 13,00 m
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
Pool: Yes
Sauna: Yes
Tennis: Yes
Fitness room: 12,00 m²

## Security

## Location

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

## Terrain

Ground area: 2.300,00 m²
Ground depth: 235,00 m
Width at the street: 234,00 m
Garden: Yes (1.800,00 m²)
Orientation terrace 1: South
Orientation terrace 2: South-east

## Layout

Entrance hall: 5,00 m²
Living room: 30,00 m²
Dining room: 40,00 m²
Kitchen: 20,00 m², US hyper equipped
Additional kitchen: 5,00 m²
Storage: Yes
Bureau: 11,00 m²
Veranda: Yes
Nighthall: 9,00 m²
Bedroom 1: 21,00 m², parquet
Bedroom 2: 22,00 m², tiled
Bedroom 3: 23,00 m², carpet
Bedroom 4: 24,00 m², laminate
Bedroom 5: 25,00 m², cork
Bedroom 6: 26,00 m², wooden floor
Bedroom 7: 27,00 m², quickstep
Bedroom 8: 28,00 m², linoleum
Bedroom 9: 29,00 m², natural stone
Bedroom 10: 30,00 m², marble
Dressings: 12,00 m²
Bathroom 1: 12,00 m²
Bathroom type: All comfort
Bathroom 2 : 13,00 m² luxurious
Bathroom 3 : 14,00 m² bath
Bathroom 4 : 15,00 m² shower and bath tub

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

## 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

Shower rooms: 2
Toilets: 3
Terrace: 23,00 m²
Second terrace: 24,00 m²
Roof terrace: Yes
Laundry: 11,00 m²
Cellar: 21,00 m²
Wine cellar: Yes
Ventilated space: Yes
Attic: 45,00 m²

## Technics

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

## Planning

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

Flood area - delimited flood area
Map of land authority: Yes
Implentation plan: Yes

## Parking

Garage: 2
Garage surface area: 20,00 m²
Carport: 2
Parkings outside: 5