



Naamsesteenweg 386 0003, 3001 Heverlee

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

**E-mail:** cedric@fw4.be

## For sale - Exceptional house

Jan Vanr Rijswijcklaan 219, 2018 Antwerp

€ 1.050.000

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/m<sup>2</sup>/j

Glazing type: tripple glazing

## Description

---

### Financial

Price: € 1.050.000,00

Available: At delivery

Available date: 30 July 2014

Costs: € 254,00/month

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

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

Blinds: Yes

Security door: Yes

Fireplace: Yes

Air conditioning: Yes

Poolhouse: Yes

Sauna: Yes

Fitness room: 12,00 m<sup>2</sup>

### Security

Access control: Yes

Access control type: Barrier

Fence: Yes

Fire prevention: Yes

### 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>

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: 22,00 m<sup>2</sup>

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

Kitchen: 20,00 m<sup>2</sup>, US fully fitted

Kitchen detail: ,

Additional kitchen: 5,00 m<sup>2</sup>

Storage: Yes

Bureau: 9,00 m<sup>2</sup>

Veranda: Yes

Nighthall: 9,00 m<sup>2</sup>

Bedroom 1: 11,00 m<sup>2</sup>, parquet

Bedroom 2: 12,00 m<sup>2</sup>, tiled

Bedroom 3: 13,00 m<sup>2</sup>, carpet

Bedroom 4: 14,00 m<sup>2</sup>, laminate

Bedroom 5: 15,00 m<sup>2</sup>, cork

Bedroom 6: 26,00 m<sup>2</sup>, wooden floor

Bedroom 7: 27,00 m<sup>2</sup>, quickstep

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

Bathroom 4 : 15,00 m<sup>2</sup> shower and bath tub

## Energy

EPC score: 123

Isolation: Yes

Double glazing: Yes, thermic isol.

Glazing type: Tripple glazing

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

Solar panels: Photovoltaic

Water tank: 2.345 L

Oil tank: Yes

Oil tank certificate: Yes

Toilets: 2

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: Rural residential area

Building permission: No

Parcelling permission: Yes

Right of pre-emption: No

As-built: Yes

As-built certification: Yes

Intimation: No

Flooding area:



Flood area - delimited flood area

Summons: Yes

Map of land authority: Yes

Implentation plan: Yes

Ground certificate: Yes

Environmental permit: Yes

## Parking

Garage: 2

Carport: 2

Parkings outside: 5