



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Exceptional house

Juul Filliaertweg 77, 8620 Nieuwpoort

On request

Ref. 3988894



Number of bedrooms: 5  
Number of bathrooms: 3  
Availability: to be agreed upon

Surf. Living: 450m<sup>2</sup>  
Surf. Plot: 1340m<sup>2</sup>  
Surf. terrace: 67m<sup>2</sup>

PEB/EPB: 123kwh/m<sup>2</sup>/j  
Glazing type: double glazing,  
double glazing

# Description

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## Financial

Price: Info at the office

Available: To be agreed upon

Parking - price/unit: € 1.111,00

Garage - price/unit: € 2.222,00

Parking int. - price/unit: € 3.333,00

Parking ext. - price/unit: € 4.444,00

## Building

Habitable surface: 450,00 m<sup>2</sup>

Fronts: 4

State: Very good state

Guesthouse: Yes

## Comfort

Alarm: Yes

Videophone: Yes

Blinds: Yes

Security door: Yes

Air conditioning: Yes

Sauna: Yes

Tennis: Yes

## Security

Fence: Yes

## Energy

EPC score: 123

EPC total score: 50 kWh/year

EPC code: Azerty-YYE-657

EPC class: B

EPC co2 emission: 50

Glazing type: Double glazing, double glazing

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Solar panels: Photovoltaic

## Terrain

Ground area: 1.340,00 m<sup>2</sup>

Garden: Yes (1.100,00 m<sup>2</sup>)

Orientation terrace 1: South-east

Orientation terrace 2: South

## Layout

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

Dining room: 34,00 m<sup>2</sup>

Kitchen: 20,00 m<sup>2</sup>, US hyper equipped

Bureau: 18,00 m<sup>2</sup>

Bedroom 1: 20,00 m<sup>2</sup>

Bedroom 2: 21,00 m<sup>2</sup>

Bedroom 3: 22,00 m<sup>2</sup>

Bedroom 4: 23,00 m<sup>2</sup>

Bedroom 5: 24,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Bathroom 2 : All comfort

Bathroom 3 : Shower

Terrace: 67,00 m<sup>2</sup>

## Planning

Building permission: Yes

Destination: Rural residential area

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Flooding area: Not located in flood area

Summons: No

## Parking

Garage: Yes