



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Exceptional house

1933 Sterrebeek

€ 650.000

Ref. 3469845



Number of bedrooms: 10

Number of bathrooms: 3

Garages: 2

Availability: at the contract

Surf. Living: 230m<sup>2</sup>

Surf. Plot: 800m<sup>2</sup>

Surf. terrace: 122m<sup>2</sup>

Neighbourhood: sea view

PEB/EPB: 123kwh/m<sup>2</sup>/j

Glazing type: double glazing,  
other

# Description

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## Financial

Price: € 650.000,00  
VAT applied: Yes  
Construction value: € 134.134,00  
VAT building: € 13.414,00  
Land value: € 1.241,00  
Value land: € 134,00  
Land registration: € 124,00  
Registration rights: € 1.341,00  
Available: At the contract  
Available date: 25 November 2014  
Community charges: € 134.134,00  
Land registry income: € 1.200,00  
Indexed land registry income: € 2.300,00  
Min. rental price: € 134,00  
Costs: € 123,00/month  
Transfer of shares: Yes  
Land tax: € 999,00  
Investment property: Yes  
Liberal profession possible: Yes (10,00 m<sup>2</sup>)  
Parking - price/unit: € 212,00  
Garage - price/unit: € 12,00  
Parking int. - price/unit: € 12,00  
Parking ext. - price/unit: € 12,00

## Building

Structure: Concrete, others  
Habitable surface: 230,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 2000  
Renovation: 2009  
State: Very good state  
Number of floors: 2  
Net area: 123,00 m<sup>2</sup>  
Gross area: 123,00 m<sup>2</sup>  
Main area: 123 m<sup>2</sup>  
Front width: 34,00 m  
Outhouse: 123,00 m<sup>2</sup>  
Guesthouse: 123,00 m<sup>2</sup>  
Orangery: 123,00 m<sup>2</sup>  
Style: Art déco  
Type roof: Couple roof

## Location

Environment: Sea view, central, central  
School nearby: 1m  
Childcare nearby: 123m  
Shops nearby: 123m  
Public transport nearby: 123m  
Highway nearby: 3m  
Train station nearby: 123m  
Airport nearby: 123m  
City nearby: 123m  
Hospital nearby: 123m  
Sport center nearby: 123m  
Tennis nearby: 123m  
Fitness club: 123m  
Public pool: 123m  
Shopping center: 123m  
Beach nearby: 150m  
Park nearby: 123m  
Forest nearby: 123m  
Mobiscore: 123,00

## Terrain

Ground area: 800,00 m<sup>2</sup>  
Ground depth: 33,00 m  
Width at the street: 34,00 m  
Garden: Yes (600,00 m<sup>2</sup>)  
Orientation of the garden: South  
Orientation terrace: West  
Orientation terrace 1: North  
Orientation terrace 2: East  
Pastures: 123,00 m<sup>2</sup>  
Horse stables: 123,00  
Tack room: 123,00 m<sup>2</sup>  
Inside track: 123,00 m<sup>2</sup>  
Outside track: 123,00 m<sup>2</sup>  
Forest: 123,00 m<sup>2</sup>  
Park: 123,00 m<sup>2</sup>  
Pond: Yes  
Playground: Yes  
Golf: 12,00 holes

Facade front: Other, plastered  
Facade rear: Glass  
Orientation rear: South  
Orientation living room: North-east  
Orientation facade: North-east

## Comfort

Furnished: No  
Interior doors: PVC, PVC, PVC  
Handicap friendly: Yes  
Concierge: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Smoke detector: Yes  
Elevator: Yes  
Blinds: Yes  
Security door: Yes  
Fireplace: Yes  
Air conditioning: Yes  
Pool: Yes  
Poolhouse: Yes  
BBQ: Yes  
Sauna: Yes  
Tennis: Yes  
Fitness room: 11,00 m<sup>2</sup>  
Domotica: Yes

## Specific area

Bar: 12,00 m<sup>2</sup>  
Cloakroom: Yes  
Warehouse: 12,00 m<sup>2</sup>  
Shopfloor: Yes

## Security

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

## Energy

EPC score: 123  
EPC total score: 123 kWh/year  
EPC class: E\_B  
EPC co2 emission: 123  
Isolation: Yes  
Insulated roofs and walls: Yes

## Layout

Entrance hall: 1,00 m<sup>2</sup>  
Stairs room: Yes  
Living room: 44,00 m<sup>2</sup>  
Dining room: 55,00 m<sup>2</sup>  
TV room: 12,00 m<sup>2</sup>  
Playroom: 12,00 m<sup>2</sup>  
Seating: 12,00 m<sup>2</sup>  
Library: 12,00 m<sup>2</sup>  
Kitchen: 65,00 m<sup>2</sup>, fully fitted  
Additional kitchen: 12,00 m<sup>2</sup>  
Storage: Yes  
Bureau: 21,00 m<sup>2</sup>  
Office: 12,00 m<sup>2</sup>  
Veranda: Yes  
Studio: 123,00 m<sup>2</sup>  
Nighthall: 88,00 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>, parquet  
Bedroom 4: 14,00 m<sup>2</sup>, marble  
Bedroom 5: 15,00 m<sup>2</sup>, wooden floor  
Bedroom 6: 16,00 m<sup>2</sup>, laminate  
Bedroom 7: 17,00 m<sup>2</sup>, parquet  
Bedroom 8: 18,00 m<sup>2</sup>, quickstep  
Bedroom 9: 19,00 m<sup>2</sup>, carpet  
Bedroom 10: 20,00 m<sup>2</sup>, resin  
Dressings: 21,00 m<sup>2</sup>  
Bathroom 1: 11,00 m<sup>2</sup>  
Bathroom type: Shower  
Bathroom 2 : 22,00 m<sup>2</sup> bath  
Bathroom 3 : 33,00 m<sup>2</sup> hip bath  
Bathroom 4 : 13,00 m<sup>2</sup> shower  
Shower rooms: 2  
Shower room: 12,00 m<sup>2</sup>  
Toilets: 2  
Terrace: 12,00 m<sup>2</sup>  
Second terrace: 122,00 m<sup>2</sup>  
Roof terrace: Yes  
Balcony: Yes  
Laundry: 99,00 m<sup>2</sup>  
Cellar: 13,00 m<sup>2</sup>  
Wine cellar: Yes  
Ventilated space: Yes  
Attic: 12,00 m<sup>2</sup>

## Technics

Electricity: Yes  
Electricity details: 220 V

Double glazing: Yes, thermic isol.  
Glazing type: Double glazing, other  
Windows: Aluminium  
Electricity certificate: Yes, not conform  
Heating type: Gas (centr. heat.)  
Heating: Individual  
Certificate gas burner: Yes  
Solar panels: Photovoltaic  
Water tank: 1.200 L  
Oil tank: 2.109 L  
Oil tank certificate: Yes

## Quays

Auvent: Yes  
Auvent lengte: 12

Phone cables: Yes  
Phone syst.: Yes  
Lighting equipment: Yes (TL lamps)  
Skylight domes: Yes  
False ceiling: Yes 12m  
Water cleaning installation: Yes  
Absorbing well: Yes  
Raised floor: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## Planning

Urban info: Yes  
Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Environmental permit: Yes  
Right of pre-emption: Yes  
As-built: Yes  
As-built certification: Yes  
Intimation: No - english - existing summon  
Flooding area: Potential flood area - delimited  
riverside area  
Summons: Yes  
Land registry section: T4646  
Land registry number: Test  
Map of land authority: Yes  
Implentation plan: Yes  
Ground certificate: Yes  
Eco label: Yes  
Heritage Protected: Yes  
Heritage inventorised: Yes  
Servitude: No

## Parking

Garage: 2  
Parking cars: 12  
Carport: 12  
Parkings outside: 2  
Bicycle storage: 12