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

For sale - Exceptional house

€ 650.000

1933 Sterrebeek

Ref.









Number of bedrooms: 10
Number of bathrooms: 3
Garages: 2
Availability: at the contract

Surf. Living: 230m²
Surf. Plot: 800m²
Surf. terrace: 122m²
Neighbourhood: sea view

PEB/EPB: 123kwh/m²/j
Glazing type: double glazing, other

Description

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 m²)
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 m²
Fronts: 4
Construction year: 2000
Renovation: 2009
State: Very good state
Number of floors: 2
Net area: 123,00 m²
Gross area: 123,00 m²
Main area: 123 m²
Front width: 34,00 m
Outhouse: 123,00 m²
Guesthouse: 123,00 m²
Orangery: 123,00 m²
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 m²
Ground depth: 33,00 m
Width at the street: 34,00 m
Garden: Yes (600,00 m²)
Orientation of the garden: South
Orientation terrace: West
Orientation terrace 1: North
Orientation terrace 2: East
Pastures: 123,00 m²
Horse stables: 123,00
Tack room: 123,00 m²
Inside track: 123,00 m²
Outside track: 123,00 m²
Forest: 123,00 m²
Park: 123,00 m²
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 m²
Domotica: Yes

Specific area

Bar: 12,00 m²
Cloakroom: Yes
Warehouse: 12,00 m²
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 m²
Stairs room: Yes
Living room: 44,00 m²
Dining room: 55,00 m²
TV room: 12,00 m²
Playroom: 12,00 m²
Seating: 12,00 m²
Library: 12,00 m²
Kitchen: 65,00 m², fully fitted
Additional kitchen: 12,00 m²
Storage: Yes
Bureau: 21,00 m²
Office: 12,00 m²
Veranda: Yes
Studio: 123,00 m²
Nighthall: 88,00 m²
Bedroom 1: 11,00 m², parquet
Bedroom 2: 12,00 m², tiled
Bedroom 3: 13,00 m², parquet
Bedroom 4: 14,00 m², marble
Bedroom 5: 15,00 m², wooden floor
Bedroom 6: 16,00 m², laminate
Bedroom 7: 17,00 m², parquet
Bedroom 8: 18,00 m², quickstep
Bedroom 9: 19,00 m², carpet
Bedroom 10: 20,00 m², resin
Dressings: 21,00 m²
Bathroom 1: 11,00 m²
Bathroom type: Shower
Bathroom 2 : 22,00 m² bath
Bathroom 3 : 33,00 m² hip bath
Bathroom 4 : 13,00 m² shower
Shower rooms: 2
Shower room: 12,00 m²
Toilets: 2
Terrace: 12,00 m²
Second terrace: 122,00 m²
Roof terrace: Yes
Balcony: Yes
Laundry: 99,00 m²
Cellar: 13,00 m²
Wine cellar: Yes
Ventilated space: Yes
Attic: 12,00 m²

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

Building permission: Yes, in progress
Environmental permit: Salon consommation / dégustation
Destination: Living zone
Intimation: No - english - existing summon
Right of pre-emption: Yes
Parcelling permission: Yes
Urban info: Yes
As-built: Yes
As-built certification: Yes
Flooding area: Potential flood area - delimited riverside area
Summons: Yes, granted
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
Garage surface area: 20,00 m²
Parking cars: 12
Carport: 12
Parkings outside: 2
Parkings inside: 1
Bicycle storage: 12