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

For sale - Exceptional house

€ 650.000

lange delle 49, 1970 Wezembeek-

Ref.









Number of bedrooms: 10
Number of bathrooms: 4
Garages: 2
Availability: tbd with the tenant

Surf. Living: 230m²
Surf. Plot: 800m²
Surf. terrace: 122m²
Neighbourhood: residential area

PEB/EPB: 222kwh/m²/j
Glazing type: double glazing

Description

Korte beschrijving ENG

Lorem ipsum dolor sit amet, paulo graece alienum id ius. Velit audire volumus vix ut, duo offendit dissentiunt eu. Ipsum liber graeci ius et, nostrud consequat no nec. Pri docendi ponderum ad, in errem copiosae praesent mei, sea nisl posse no.

Financial

Price/m²: € 999,00
VAT applied: No
Construction value: € 2.003,00
VAT building: € 1,90
Land value: € 2.001,00
Value land: € 2.000,00
Land registration: € 2.002,00
Available: Tbd with the tenant
Community charges: € 456,00
Land registry income: € 1.200,00
Indexed land registry income: € 2.300,00
Costs: € 123,00/month
Land tax: € 111,00
Investment property: Yes
Liberal profession possible: Yes (32,00 m²)

Building

Structure: Concrete, bricks (Caramida)
Habitable surface: 230,00 m²
Fronts: 4
Construction year: 1999
Renovation: 2015
State: New
Number of floors: 2
Net area: 444,00 m²
Gross area: 111,00 m²
Main area: 100 m²
Front width: 34,00 m
Outhouse: 2,00 m²
Guesthouse: 3,00 m²
Orangery: 4,00 m²
Style: Modern
Type roof: Couple roof
Facade front: Brick, glass
Facade rear: Aluminium
Orientation rear: South

Location

Environment: Residential area, quiet, sea front
School nearby: 6m
Childcare nearby: Yes
Shops nearby: 4m
Public transport nearby: 6m
Highway nearby: 3m
Train station nearby: 6m
Airport nearby: 6m
City nearby: 6m
Hospital nearby: 6m
Sport center nearby: 6m
Tennis nearby: 6m
Fitness club: 6m
Public pool: 6m
Shopping center: 6m
Beach nearby: 6m
Park nearby: 6m
Forest nearby: 6m

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: North
Orientation terrace: North
Orientation terrace 1: North
Orientation terrace 2: East
Pastures: 1,00 m²
Horse stables: Yes
Tack room: 8,00 m²
Inside track: 6,00 m²
Outside track: 7,00 m²
Forest: 1,00 m²
Park: 2,00 m²
Pond: Yes

Orientation living room: North
Orientation facade: North-east

Comfort

Furnished: No
Handicap friendly: Yes
Concierge: Yes
Alarm: Yes
Parlophone: Yes
Videophone: Yes
Smoke detector: Yes
Elevator: Yes
Blinds: Yes
Fireplace: Yes
Air conditioning: Yes
Pool: Yes
Poolhouse: Yes
BBQ: Yes
Tennis: Yes
Fitness room: 11,00 m²

Specific area

Bar: 1,00 m²
Cloakroom: Yes
Warehouse: 87,00 m²
Shopfloor: Yes

Security

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

Energy

EPC score: 222
EPC co2 emission: 221
Isolation: Yes
Insulated roofs and walls: Yes
Double glazing: Yes, thermic isol.
Glazing type: Double glazing
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Oil (centr. heat.)
Heating: Individual
Certificate gas burner: Yes
Solar panels: Photovoltaic
Water tank: 1.200 L

Playground: Yes
Golf: 18,00 holes

Layout

Entrance hall: 11,00 m²
Stairs room: Yes
Living room: 44,00 m²
Dining room: 55,00 m²
TV room: 1,00 m²
Playroom: 1,00 m²
Seating: 1,00 m²
Library: 1,00 m²
Kitchen: 65,00 m², fully fitted
Additional kitchen: 22,00 m²
Storage: Yes
Bureau: 21,00 m²
Office: 1.111,00 m²
Veranda: Yes
Studio: 33,00 m²
Nighthall: 22,00 m²
Bedroom 1: 11,00 m², laminate
Bedroom 2: 12,00 m², cork
Bedroom 3: 13,00 m², quickstep
Bedroom 4: 14,00 m², laminate
Bedroom 5: 15,00 m², marble
Bedroom 6: 16,00 m², wooden floor
Bedroom 7: 17,00 m², industrial tiles
Bedroom 8: 18,00 m², vinyl
Bedroom 9: 19,00 m², wooden floor
Bedroom 10: 20,00 m², concrete
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 : 44,00 m² shower
Shower rooms: 2
Toilets: 2
Terrace: 12,00 m²
Second terrace: 122,00 m²
Roof terrace: Yes
Laundry: 33,00 m²
Cellar: 13,00 m²
Wine cellar: Yes
Ventilated space: Yes
Attic: 12,00 m²

Technics

Electricity: Yes

Oil tank: 2.109 L
Oil tank certificate: Yes

Quays

Auvent: Yes
Auvent lengte: 2

Electricity details: 380 V
Phone cables: Yes
Phone syst.: Yes
Lighting equipment: Yes (daylight)
Skylight domes: Yes
False ceiling: Yes 1234m
Water cleaning installation: Yes
Absorbing well: Yes
Raised floor: Yes

Planning

Building permission: Yes
Environmental permit: Yes
Destination: Living zone
Intimation: No
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
Map of land authority: Yes
Implentation plan: Yes
Ground certificate: Yes
Eco label: Yes
Heritage Protected: Yes
Heritage inventorised: Yes
Servitude: Yes

Parking

Garage: 2
Carport: 1
Parkings outside: 2
Bicycle storage: 1