

Naamsesteenweg 386 0003, 3001 Heverlee

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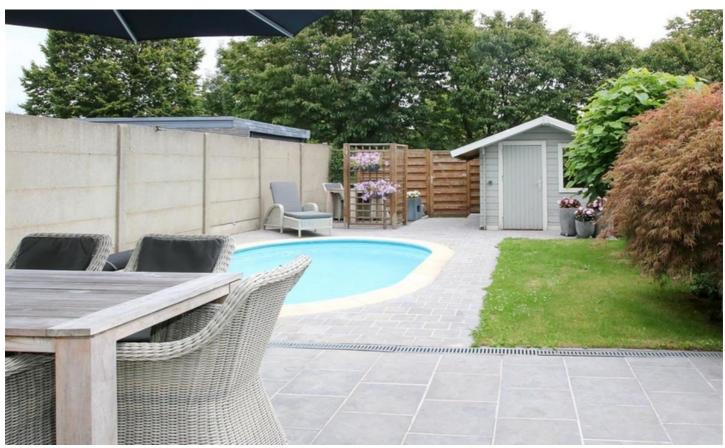
E-mail: cedric@fw4.be

For sale - Ground floor

3582 Koersel

€ 356.000

Ref. 2434803





Number of bedrooms: 4 Number of bathrooms: 2

Garages: 2

Availability: at delivery

Surf. Living: 450m² Surf. Plot: 2300m²

Surf. terrace: 24m² Neighbourhood: villa PEB/EPB: 123kwh/m²/j

Glazing type: tripple glazing

Description

Financial

Price: € 356.000,00 VAT applied: Yes Available: At delivery

Available date: 30 July 2014 Land registry income: € 3.456,00

Indexed land registry income: € 2.345,00

Costs: € 254,00/month Land tax: € 11.111,00 Investment property: Yes

Building

Habitable surface: 450,00 m²

Fronts: 3

Construction year: 2013

Renovation: 2014

State: New Floor: 1

Number of floors: 3 Main area: 215 m² Front width: 13,00 m Orangery: 22,00 m² Orientation rear: South

Comfort

Pets allowed: Yes Handicap friendly: Yes

Alarm: Yes
Parlophone: Yes
Videophone: Yes
Elevator: Yes
Blinds: Yes

Security door: Yes Fireplace: Yes

Air conditioning: Yes Poolhouse: Yes

Security

Access control: Yes

Access control type: Barrier

Location

Environment: Villa School nearby: 124m Shops nearby: 123m

Public transport nearby: 125m Sport center nearby: 99m

Terrain

Ground area: 2.300,00 m²
Ground depth: 235,00 m
Width at the street: 234,00 m
Garden: Yes (1.800,00 m²)
Orientation terrace 1: South
Orientation terrace 2: South-east

Layout

Living room: 30,00 m² Dining room: 40,00 m²

Kitchen: 20,00 m², US hyper equipped

Kitchen detail: , Storage: Yes Bureau: 11,00 m²

Bedroom 1: 21,00 m², parquet Bedroom 2: 22,00 m², tiled Bedroom 3: 23,00 m², carpet Bedroom 4: 24,00 m², laminate

Bathroom 1: 12,00 m²
Bathroom type: All comfort
Bathroom 2: 13,00 m² luxurious

Toilets: 3

Terrace: 23,00 m²

Second terrace: 24,00 m²

Roof terrace: Yes Ventilated space: Yes Attic: 45.00 m²

Accic. 45,00 iii

Technics

Electricity: Yes

Electricity details: 220 V

Sewage: Yes

Fence: Yes

Fire prevention: Yes

Energy

EPC score: 123 Isolation: Yes

Double glazing: Yes, thermic isol. Glazing type: Tripple glazing

Windows: Aluminium

Electricity certificate: Yes, conform Heating type: Gas (centr. heat.)

Heating: Individual

Certificate gas burner: Yes Solar panels: Photovoltaic

Water tank: 2.345 L Oil tank: 1.000 L

Oil tank certificate: Yes

Gas: Yes Water: Yes

Planning

Destination: Living zone Building permission: Yes Parcelling permission: Yes Right of pre-emption: No

As-built: Yes

As-built certification: Yes

Intimation: No Flooding area:

Flood area - delimited flood area

Map of land authority: Yes
Implentation plan: Yes
Ground certificate: Yes
Environmental permit: Yes

Parking

Garage: 2 Carport: 2