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

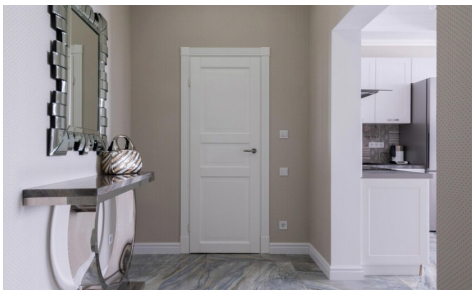
For sale - House

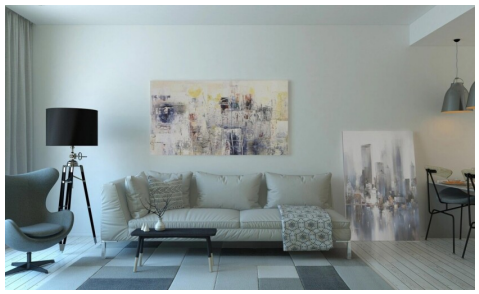
€ 555.000

eenmeilaan 36 BA, 3000 Leuven

Ref.









Number of bedrooms: 3
Number of bathrooms: 3
Availability: at the contract

Surf. Living: 250m²
Surf. Plot: 2000m²
Surf. terrace: 24m²
Neighbourhood: villa

PEB/EPB: 305kwh/m²/j
Glazing type: tripple glazing, tinted glazing

Description

Financial

Price: € 555.000,00
Construction value: € 330.000,00
VAT building: € 66,00
Land value: € 225.000,00
Value land: € 225.000,00
Land registration: € 11.000,00
Registration rights: € 55.000,00
Available: At the contract
Community charges: € 2.110,00
Land registry income: € 1.234,00
Indexed land registry income: € 4.321,00
Min. rental price: € 1.234,00
Costs: € 555,00/month
Garage - price/unit: € 123,00
Parking int. - price/unit: € 25.000,00
Parking ext. - price/unit: € 15.000,00

Building

Habitable surface: 250,00 m²
Fronts: 4
Construction year: 1982
State: New
Type roof: Point roof

Comfort

Elevator: Yes
Blinds: Yes
Fireplace: Yes
Pool: No
Poolhouse: Yes
Sauna: Yes
Domotica: Yes

Energy

EPC score: 305
EPC total score: 5 kWh/year
EPC code: 123456789
EPC class: F
EPC co2 emission: 256

Location

Environment: Villa, quiet

Terrain

Ground area: 2.000,00 m²
Garden: Yes (800,00 m²)
Orientation terrace 1: South
Horse stables: 6,00
Tack room: 18,00 m²
Inside track: 180,00 m²
Outside track: 410,00 m²

Layout

Entrance hall: 19,00 m²
Living room: 60,00 m²
Kitchen: 45,00 m², US hyper equipped
Bedroom 1: 30,00 m²
Bedroom 2: 45,00 m²
Bedroom 3: 60,00 m²
Bedroom 4: 75,00 m²
Dressings: 80,00 m²
Bathroom 1: 20,00 m²
Bathroom details: This is the english bathroom info
Bathroom 2 : 22,00 m² shower
Bathroom 3 : Shower
Shower room: 7,70 m²
Terrace: 24,00 m²
Roof terrace: Yes
Balcony: Yes
Laundry: No
Cellar: 120,00 m²
Wine cellar: Yes
Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes

Energy level: 888
Glazing type: Tripple glazing, tinted glazing
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Geothermics
Heating: Collective
Solar panels: Photovoltaic
Oil tank: Yes
Oil tank certificate: Yes
Water: Yes

Planning

Building permission: Yes, in progress
Environmental permit: Yes
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: No
Water-sensitive open space area: Yes
As-built certification: Yes
Obligation to renovate: Yes
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 03/01/1993
Flooding area: Potential flood area - delimited riverside area
G-score: D
P-score: D
Summons: Yes
Servitude: No
Management measures recorded in the register of measures: Yes

Parking

Garage: Yes
Garage surface area: 17,00 m²
Parkings inside: Yes