



Naamsesteenweg 232 , 3001 Heverlee

**Phone number:** +32 (0)16 89 51 89

**E-mail:** tom@fw4.be

## For sale - Villa

Grote prijzenlaan 59, 1150 Woluwe-Saint-Pierre

€ 760.000

Ref. 2306075



Number of bedrooms: 3  
Number of bathrooms: 2  
Availability: tbd with the owner

Surf. Living: 495m<sup>2</sup>  
Surf. Plot: 1600m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 219kwh/m<sup>2</sup>/j  
Glazing type: double glazing,  
triple glazing

# Description

---

## Financial

Price: € 760.000,00

VAT applied: No

Available: Tbd with the owner

Transfer of shares: Yes

## Building

Habitable surface: 495,00 m²

State: Very good state

## Comfort

Alarm: Yes

Smoke detector: Yes

Security door: Yes

## Energy

EPC score: 219

EPC class: E

Double glazing: Yes, thermic isol.

Glazing type: Double glazing, tripple glazing

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Water tank: 3.000 L

## Location

Environment: Quiet

## Terrain

Ground area: 1.600,00 m²

Ground depth: 33,00 m

Width at the street: 23,00 m

Garden: Yes

## Layout

Storage: Yes

Bureau: 10,00 m²

Bedroom 1: 14,00 m², cork

Bedroom 2: 17,00 m², cork

Bedroom 3: 22,00 m², cork

Bathroom 1: 12,00 m²

Bathroom type: Shower and bath tub

Bathroom 2 : 12,00 m² shower and bath tub

Laundry: Yes

Wine cellar: Yes

Attic: 23,00 m²

## Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

As-built certification: Yes

Intimation: No

Flooding area:



Flood area - delimited flood area

Summons: Yes

Environmental permit: Yes

## Parking

Garage: Yes