



Naamsesteenweg 232 , 3001 Heverlee

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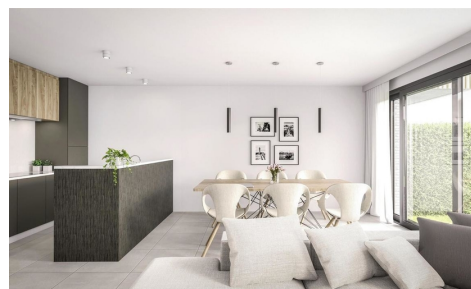
**E-mail:** tom@fw4.be

## For sale - Cottage

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

€ 321.500

Ref. V 01.01



Number of bedrooms: 4  
Number of bathrooms: 4  
Garages: 2  
Availability: at delivery

Surf. Living: 450m<sup>2</sup>  
Surf. Plot: 2300m<sup>2</sup>  
Surf. terrace: 24m<sup>2</sup>  
Neighbourhood: villa

PEB/EPB: 123kwh/m<sup>2</sup>/j  
Glazing type: tripple glazing

## Description

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### Financial

Price: € 321.500,00  
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  
Liberal profession possible: Yes

### Building

Habitable surface: 450,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 2013  
Renovation: 2014  
State: New  
Floor: 1  
Number of floors: 3  
Main area: 215 m<sup>2</sup>  
Front width: 13,00 m  
Orangery: 22,00 m<sup>2</sup>  
Orientation rear: South

### Comfort

Furnished: Yes  
Handicap friendly: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Elevator: Yes  
Blinds: Yes  
Security door: Yes  
Fireplace: Yes  
Air conditioning: Yes  
Pool: Yes  
Poolhouse: Yes  
Sauna: Yes  
Tennis: Yes  
Fitness room: 12,00 m<sup>2</sup>

### Location

Environment: Villa  
School nearby: 124m  
Shops nearby: 123m  
Public transport nearby: 125m  
Sport center nearby: 99m

### Terrain

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

### Layout

Entrance hall: 5,00 m<sup>2</sup>  
Living room: 30,00 m<sup>2</sup>  
Dining room: 40,00 m<sup>2</sup>  
Kitchen: 20,00 m<sup>2</sup>, US hyper equipped  
Additional kitchen: 5,00 m<sup>2</sup>  
Storage: Yes  
Bureau: 11,00 m<sup>2</sup>  
Veranda: Yes  
Nighthall: 9,00 m<sup>2</sup>  
Bedroom 1: 21,00 m<sup>2</sup>, parquet  
Bedroom 2: 22,00 m<sup>2</sup>, tiled  
Bedroom 3: 23,00 m<sup>2</sup>, carpet  
Bedroom 4: 24,00 m<sup>2</sup>, laminate  
Bedroom 5: 25,00 m<sup>2</sup>, cork  
Bedroom 6: 26,00 m<sup>2</sup>, wooden floor  
Bedroom 7: 27,00 m<sup>2</sup>, quickstep  
Bedroom 8: 28,00 m<sup>2</sup>, linoleum  
Bedroom 9: 29,00 m<sup>2</sup>, natural stone  
Bedroom 10: 30,00 m<sup>2</sup>, marble  
Dressings: 12,00 m<sup>2</sup>  
Bathroom 1: 12,00 m<sup>2</sup>  
Bathroom type: All comfort  
Bathroom 2 : 13,00 m<sup>2</sup> luxurious  
Bathroom 3 : 14,00 m<sup>2</sup> bath  
Bathroom 4 : 15,00 m<sup>2</sup> shower and bath tub

## Security

Access control: Yes

Access control type: Barrier

Fence: Yes

Fire prevention: Yes

Fire prevention type: Sprinklers

## Energy

EPC score: 123

EPC class: C

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

Shower rooms: 2

Toilets: 3

Terrace: 23,00 m²

Second terrace: 24,00 m²

Roof terrace: Yes

Laundry: 11,00 m²

Cellar: 21,00 m²

Wine cellar: Yes

Ventilated space: Yes

Attic: 45,00 m²

## Technics

Electricity: Yes

Electricity details: 220 V

Sewage: 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

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

07/12/2022

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

Parkings outside: 5

Parkings inside: 10