



Naamsesteenweg 232 , 3001 Heverlee

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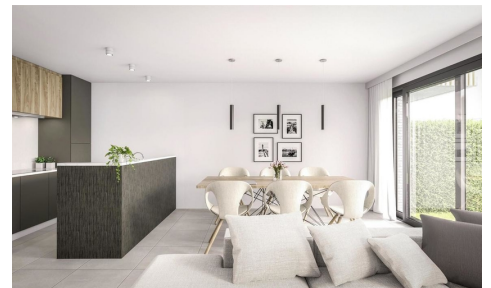
**E-mail:** tom@fw4.be

## For sale - Country house

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

€ 359.000

Ref. L 04.01



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

## Description

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### Financial

Price: € 359.000,00  
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  
Liberal profession possible: Yes

### Building

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

### Comfort

Furnished: Yes  
Handicap friendly: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Elevator: Yes  
Blinds: Yes  
Security door: Yes  
Air conditioning: Yes  
Pool: Yes

### Security

Access control: Yes

### Energy

### 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

### Layout

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: Yes  
Bureau: 11,00 m<sup>2</sup>  
Veranda: Yes  
Bedroom 1: 21,00 m<sup>2</sup>  
Bedroom 2: 22,00 m<sup>2</sup>  
Bedroom 3: 23,00 m<sup>2</sup>  
Bedroom 4: 24,00 m<sup>2</sup>  
Bedroom 5: 25,00 m<sup>2</sup>  
Bathroom type: All comfort  
Shower rooms: 2  
Toilets: 3  
Terrace: 23,00 m<sup>2</sup>  
Second terrace: 24,00 m<sup>2</sup>  
Laundry: Yes  
Cellar: Yes  
Ventilated space: Yes  
Attic: Yes

### Technics

Electricity: Yes  
Sewage: Yes  
Gas: Yes

EPC score: 123

EPC class: C

Double glazing: Yes, thermic isol.

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

Water: Yes

## Planning

Building permission: Yes

Destination: Living zone

Intimation: No

Right of pre-emption: No

Parcelling permission: Yes

As-built: Yes

As-built certification: Yes

Flooding area:



Flood area - delimited flood area

Ground certificate: Yes

## Parking

Garage: 2

Carport: Yes

Parkings outside: 5

Parkings inside: 10