



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Flat

€ 456.000

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

Ref. A 00.02



Number of bedrooms: 4  
Number of bathrooms: 3  
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: € 456.000,00  
VAT applied: Yes  
Available: At delivery  
Available date: 30 July 2014  
Land registry income: € 3.456,00  
Indexed land registry income: € 2.345,00  
Land tax: € 11.111,00

### Building

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

### Comfort

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

### Energy

EPC score: 123  
EPC class: C  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Certificate gas burner: Yes  
Oil tank: 1.000 L

### 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>)

### Layout

Living room: 30,00 m<sup>2</sup>  
Dining room: 40,00 m<sup>2</sup>  
Kitchen: Yes, US hyper equipped  
Bureau: 11,00 m<sup>2</sup>  
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>  
Toilets: 3  
Terrace: 23,00 m<sup>2</sup>  
Second terrace: 24,00 m<sup>2</sup>  
Attic: Yes

### Technics

Electricity: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

### Planning

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



Flood area - delimited flood area

## Parking

Garage: 2