



Naamsesteenweg 386 0003, 3001 Heverlee

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

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

## For sale - House

€ 400.000

Naamsesteenweg 232, 3001 Heverlee

Ref. test pajota



Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 22  
Availability: tbd with the owner

Surf. Living: 213m<sup>2</sup>  
Surf. Plot: 500m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 144kwh/m<sup>2</sup>/j  
Glazing type: tripple glazing, solar?

## Description

## Financial

Price: € 400.000,00

Available: Tbd with the owner

Land registry income: € 111,00

Indexed land registry income: € 222,00

Land tax: € 333,00

Investment property: Yes

## Building

Habitable surface: 213,00 m²

Fronts: 4

Construction year: 1942

Renovation: 2018

State: Good state

Front width: 12,00 m

Type roof: Point roof

## Comfort

Furnished: Yes

Handicap friendly: Yes

Alarm: Yes

Parlophone: Yes

Videophone: Yes

Smoke detector: Yes ( )

Elevator: Yes

Blinds: Yes

Security door: Yes

Pool: Yes

Tennis: Yes

Domotica: Yes ( )

## Specific area

Toilettes M/W: Yes

## Energy

EPC score: 144

EPC class: B

EPC co2 emission: 100

Double glazing: Yes, thermic and acoustic isol.

Glazing type: Tripple glazing, solar?

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Oil (centr. heat.)

Heating: Individual

Solar panels: Yes

Water tank: Yes

## Location

Environment: Central, woods

School nearby: 700m

Shops nearby: 500m

Public transport nearby: 500m

Highway nearby: 1.200m

Train station nearby: 3.000m

City nearby: 400m

## Terrain

Ground area: 500,00 m²

Width at the street: 9,00 m

Horse stables: Yes

Forest: Yes

Park: Yes

Pond: Yes

Playground: Yes

## Layout

Living room: 16,00 m²

Dining room: 18,00 m²

Kitchen: 18,00 m², US hyper equipped

Storage: Yes

Bureau: 16,00 m²

Nighthall: 5,50 m²

Bedroom 1: 16,80 m²

Bedroom 2: 20,00 m²

Bedroom 3: 9,00 m²

Bedroom 4: 12,00 m²

Bathroom 1: 9,00 m²

Bathroom type: All comfort

Bathroom 2 : 3,00 m²

Toilets: 1

Cellar: Yes

## Technics

Electricity: Yes

Absorbing well: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## Planning

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: No

Right of pre-emption: Yes

As-built certification: Yes

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area:



Potential flood area - delimited flood area

Map of land authority: Yes

Implementation plan: Yes

Ground certificate: Yes

## **Parking**

Garage: 22