



Naamsesteenweg 232 , 3001 Heverlee

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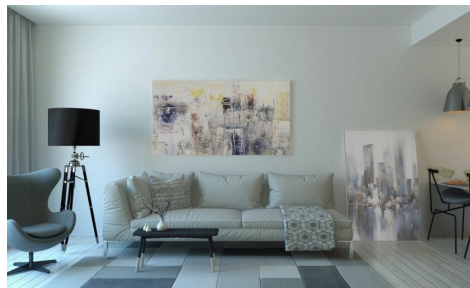
**E-mail:** tom@fw4.be

## For sale - House

eenmeilaan 36 BA, 3000 Leuven

**Make an offer starting from € 555.000**

**Ref. Testpand\_4604517**



Number of bedrooms: 3  
Number of bathrooms: 3  
Availability: at the contract

Surf. Living: 250m<sup>2</sup>  
Surf. Plot: 2000m<sup>2</sup>  
Surf. terrace: 24m<sup>2</sup>  
Neighbourhood: villa

PEB/EPB: 100kwh/m<sup>2</sup>/j  
Glazing type: tripple glazing,  
tinted glazing

# Description

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## Financial

Price: Make an offer starting from € 555.000,00  
VAT applied: Yes  
Construction value: € 330.000,00  
VAT building: € 66,00  
Value land: € 225.000,00  
Available: At the contract  
Community charges: € 2.110,00  
Land registry income: € 1.234,00  
Indexed land registry income: € 4.321,00  
Min. rental price: € 1.234,00  
Costs: € 555,00/month  
Garage - price/unit: € 123,00

## Building

Habitable surface: 250,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1982  
State: New  
Type roof: Point roof

## Comfort

Blinds: Yes  
Fireplace: Yes  
Sauna: Yes  
Domotica: Yes

## Energy

EPC score: 100.123  
EPC total score: 5 kWh/year  
EPC code: 123456789  
EPC class: App  
EPC co2 emission: 256  
Energy level: 888  
Glazing type: Tripple glazing, tinted glazing  
Windows: Wood  
Electricity certificate: Yes, not conform  
Heating type: Wood stove  
Solar panels: Photovoltaic

## Location

Environment: Villa, quiet

## Terrain

Ground area: 2.000,00 m<sup>2</sup>  
Garden: Yes (800,00 m<sup>2</sup>)  
Orientation terrace 1: South  
Horse stables: 6,00  
Tack room: 18,00 m<sup>2</sup>  
Inside track: 180,00 m<sup>2</sup>  
Outside track: 410,00 m<sup>2</sup>

## Layout

Entrance hall: 19,00 m<sup>2</sup>  
Living room: 60,00 m<sup>2</sup>  
Kitchen: 45,00 m<sup>2</sup>  
Bedroom 1: 30,00 m<sup>2</sup>  
Bedroom 2: 45,00 m<sup>2</sup>  
Bedroom 3: 60,00 m<sup>2</sup>  
Dressings: 80,00 m<sup>2</sup>  
Bathroom 1: 20,00 m<sup>2</sup>  
Bathroom details: This is the english bathroom info  
Bathroom 2 : 22,00 m<sup>2</sup> shower  
Bathroom 3 : Shower  
Shower room: 7,70 m<sup>2</sup>  
Terrace: 24,00 m<sup>2</sup>  
Laundry: 7,00 m<sup>2</sup>  
Cellar: 120,00 m<sup>2</sup>  
Wine cellar: Yes  
Attic: Yes

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
As-built certification: Yes  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
03/01/1993

Intimation: No legal correction or administrative  
measure imposed

Flooding area: Potential flood area - delimited  
riverside area

G-score:  D

P-score:  D

Water-sensitive open space area: Yes

Summons: Yes

Servitude: No

## **Parking**

Parkings inside: Yes