



Naamsesteenweg 386 0003, 3001 Heverlee

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

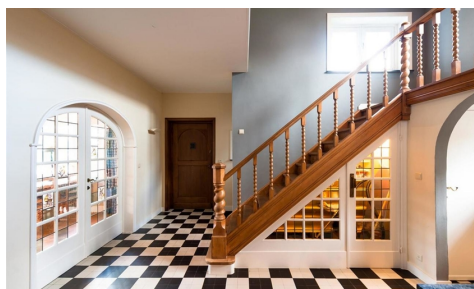
E-mail: cedric@fw4.be

For sale - Semi-detached house

marmotlaan 39, 1970 Wezembeek-Oppem

€ 879.000

Ref. 2228948



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

Surf. Living: 450m²
Surf. Plot: 2300m²
Surf. terrace: 24m²
Neighbourhood: villa

PEB/EPB: 234kwh/m²/j
Glazing type: tripple glazing

Description

Prachtige hoeve van 450m² met 5 slaapkamers en 2 badkamers. Uitstekend isolatie, alle comfort is voorzien.

ENG flash/sms, geen korte beschrijving

Financial

Price: € 879.000,00

VAT applied: Yes

Available: At delivery

Available date: 10 June 2016

Land registry income: € 3.456,00

Indexed land registry income: € 2.345,00

Costs: € 254,00/month

Land tax: € 11.111,00

Building

Habitable surface: 450,00 m²

Fronts: 4

Construction year: 2000

Renovation: 2014

State: Good state

Number of floors: 3

Main area: 215 m²

Front width: 13,00 m

Orangery: 22,00 m²

Orientation rear: South

Comfort

Pets allowed: Yes

Handicap friendly: Yes

Alarm: Yes

Parlophone: Yes

Videophone: Yes

Elevator: Yes

Blinds: Yes

Security door: Yes

Fireplace: Yes

Air conditioning: Yes

Poolhouse: Yes

Security

Access control: Yes

Access control type: Barrier

Location

Environment: Villa

School nearby: 124m

Shops nearby: 123m

Public transport nearby: 125m

Sport center nearby: 99m

Terrain

Ground area: 2.300,00 m²

Ground depth: 100,00 m

Width at the street: 23,00 m

Garden: Yes (1.800,00 m²)

Orientation terrace 1: South

Orientation terrace 2: South-east

Layout

Living room: 30,00 m²

Dining room: 40,00 m²

Kitchen: 20,00 m², US hyper equipped

Kitchen detail: ,

Storage: Yes

Bureau: 11,00 m²

Bedroom 1: 21,00 m², parquet

Bedroom 2: 22,00 m², tiled

Bedroom 3: 23,00 m², carpet

Bedroom 4: 24,00 m², laminate

Bathroom 1: 12,00 m²

Bathroom type: All comfort

Bathroom 2 : 13,00 m² luxurious

Toilets: 3

Terrace: 23,00 m²

Second terrace: 24,00 m²

Roof terrace: Yes

Ventilated space: Yes

Attic: 45,00 m²

Technics

Electricity: Yes

Fence: Yes
Fire prevention: Yes

Energy

EPC score: 234
EPC co2 emission: 1000
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

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
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