



Naamsesteenweg 232 , 3001 Heverlee

Phone number: 0479019331

E-mail: cedric@fw4.be

For sale - Villa

€ 560.000

Naamsesteenweg 386, 3001 Heverlee

Ref. 3955850



Number of bedrooms: 10

Number of bathrooms: 4

Garages: 2

Availability: at delivery

Surf. Living: 450m²

Surf. Plot: 2300m²

Surf. terrace: 24m²

Neighbourhood: villa

PEB/EPB: 666kwh/m²/j

Glazing type: tripple glazing

Description

"Lorem ipsum dolor sit amet, consectetur adipisicing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat."Lorem ipsum dolor sit amet, consectetur adipisicing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.

Financial

Price: € 560.000,00
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 m²
Fronts: 4
Construction year: 2013
Renovation: 2014
State: New
Number of floors: 3
Main area: 215 m²
Front width: 13,00 m
Orangery: 22,00 m²
Orientation rear: South
Orientation living room: North-east

Comfort

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

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: 235,00 m
Width at the street: 234,00 m
Garden: Yes (1.800,00 m²)
Orientation terrace 1: South
Orientation terrace 2: South-east

Layout

Entrance hall: 5,00 m²
Living room: 30,00 m²
Dining room: 40,00 m²
Kitchen: 20,00 m², US hyper equipped
Additional kitchen: 5,00 m²
Storage: Yes
Bureau: 11,00 m²
Veranda: Yes
Nighthall: 9,00 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
Bedroom 5: 25,00 m², cork
Bedroom 6: 26,00 m², wooden floor
Bedroom 7: 27,00 m², quickstep
Bedroom 8: 28,00 m², linoleum
Bedroom 9: 29,00 m², natural stone
Bedroom 10: 30,00 m², marble
Dressings: 12,00 m²

Pool: Yes
Poolhouse: Yes
Sauna: Yes
Tennis: Yes
Fitness room: 12,00 m²

Security

Access control: Yes
Access control type: Barrier
Fence: Yes
Fire prevention: Yes
Fire prevention type: Sprinklers

Energy

EPC score: 666
EPC total score: 123 kWh/year
EPC code: 12312
EPC co2 emission: 66
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

Bathroom 1: 12,00 m²
Bathroom type: All comfort
Bathroom 2 : 13,00 m² luxurious
Bathroom 3 : 14,00 m² bath
Bathroom 4 : 15,00 m² shower and bath tub
Shower rooms: 2
Toilets: 3
Terrace: 23,00 m²
Second terrace: 24,00 m²
Roof terrace: Yes
Laundry: 11,00 m²
Cellar: 21,00 m²
Wine cellar: Yes
Ventilated space: Yes
Attic: 45,00 m²

Technics

Electricity: Yes
Electricity details: 220 V
Sewage: Yes
Gas: Yes
Water: Yes

Planning

Building permission: Yes
Environmental permit: Yes
Destination: Living zone
Intimation: No - administrative measure imposed
Right of pre-emption: No
Parcelling permission: Yes
As-built: Yes
As-built certification: Yes
Flooding area:
 Flood area - delimited flood area
Summons: Yes
Map of land authority: Yes
Implentation plan: Yes
Ground certificate: Yes

Parking

Garage: 2
Garage surface area: 20,00 m²
Carport: 2