



Naamsesteenweg 386 0003, 3001 Heverlee

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## For sale - Villa

Begijnhof 9, 3090 Overijse

€ 1.450.000

Ref. 2183111



Number of bedrooms: 6

Number of bathrooms: 2

Availability: at the contract

Surf. Living: 540m<sup>2</sup>

Surf. Plot: 10000m<sup>2</sup>

PEB/EPB: 309kwh/m<sup>2</sup>/j

Glazing type: double glazing

# Description

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## Financial

Price: € 1.450.000,00

VAT applied: No

Available: At the contract

Land registry income: € 6.130,00

## Building

Habitable surface: 540,00 m<sup>2</sup>

Construction year: 2003

State: New

Orientation rear: South-east

## Comfort

Alarm: Yes

Blinds: Yes

Security door: Yes

Air conditioning: Yes

Poolhouse: Yes

Sauna: Yes

## Energy

EPC score: 309

Double glazing: Yes, thermic isol.

Glazing type: Double glazing

Windows: Wood

Heating type: Oil (centr. heat.)

Heating: Individual

Oil tank: 10.000 L

## Location

Highway nearby: 3.000m

## Terrain

Ground area: 10.000,00 m<sup>2</sup>

Garden: Yes

## Layout

Dining room: 35,00 m<sup>2</sup>

Kitchen: 19,00 m<sup>2</sup>, US hyper equipped

Bureau: Yes

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 16,00 m<sup>2</sup>

Bedroom 3: 13,00 m<sup>2</sup>

Bedroom 4: 18,00 m<sup>2</sup>

Bedroom 5: 12,00 m<sup>2</sup>

Bedroom 6: 20,00 m<sup>2</sup>

Bathroom 1: 13,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Bathroom 2 : 12,00 m<sup>2</sup> shower and bath tub

Cellar: 60,00 m<sup>2</sup>

## Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No

Flooding area: Not located in flood area

Ground certificate: Yes

## Parking

Garage: Yes