



Naamsesteenweg 232 , 3001 Heverlee

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

E-mail: tom@fw4.be

For sale - Bel-etage

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

€ 286.000

Ref. B

02 01



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 2

Availability: at delivery

Surf. Living: 234m²

Surf. Plot: 2300m²

Surf. terrace: 24m²

Neighbourhood: villa

PEB/EPB: 123kwh/m²/j

Glazing type: thermic isol., tripple glazing

Description

Financial

Price: € 286.000,00
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

Building

Habitable surface: 234,00 m²
Fronts: 4
Construction year: 2013
Renovation: 2014
State: New
Floor: 3
Number of floors: 3
Main area: 215 m²
Front width: 13,00 m
Orangery: 22,00 m²
Orientation rear: South

Comfort

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
Fence: Yes
Fire prevention: 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
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 surface: 12,00 m²
Bathroom type: All comfort
Bathroom 2 : 13,00 m² luxurious
Toilets: 3
Terrace: 23,10 m²
Second terrace: 24,00 m²
Roof terrace: Yes
Ventilated space: Yes
Attic: 45,00 m²

Technics

Electricity: Yes (220 V)

Planning

Destination: Living zone
Building permission: Yes

Energy

EPC score: 123 kWh/m²/year

EPC class: C

Isolation: Yes

Double glazing: Yes

Glazing type: Thermic isol., 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

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

Parkings inside: Yes