



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Bungalow

1933 Sterrebeek

€ 1.250.000

Ref. big test 



Number of bedrooms: 10  
Number of bathrooms: 3  
Garages: 2  
Availability: at the contract

Surf. Living: 230m<sup>2</sup>  
Surf. Plot: 800m<sup>2</sup>  
Surf. terrace: 122m<sup>2</sup>  
Neighbourhood: residential area

PEB/EPB: 123kwh/m<sup>2</sup>/j  
Glazing type: thermic isol., double glazing

# Description

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## Financial

Price: € 1.250.000,00  
VAT applied: Yes  
Available: At the contract  
Available date: 25 content.month\_11 2014  
Land registry income: € 1.200,00  
Indexed land registry income: € 2.300,00  
Costs: € 123,00/month  
Land tax: € 999,00  
Investment property: Yes  
Liberal profession possible: Yes

## Building

Habitable surface: 230,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 2000  
Renovation: 2009  
State: Very good state  
Number of floors: 2  
Front width: 34,00 m  
Orientation rear: South

## Comfort

Furnished: No  
Handicap friendly: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Elevator: Yes  
Blinds: Yes  
Fireplace: Yes  
Air conditioning: Yes  
Poolhouse: No  
Sauna: Yes  
Fitness room: 11,00 m<sup>2</sup>

## Security

Access control: No  
Access control type: Barrier  
Fire prevention: No

## Energy

## Location

Environment: Residential area  
School nearby: 1m  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: 3m  
Sport center nearby: No  
Beach nearby: 150m

## Terrain

Ground area: 800,00 m<sup>2</sup>  
Ground depth: 33,00 m  
Width at the street: 34,00 m  
Garden: Yes (600,00 m<sup>2</sup>)  
Orientation terrace 1: North  
Orientation terrace 2: East

## Layout

Entrance hall: 1,00 m<sup>2</sup>  
Living room: 44,00 m<sup>2</sup>  
Dining room: 55,00 m<sup>2</sup>  
Kitchen: 65,00 m<sup>2</sup>, fully fitted  
Additional kitchen: 12,00 m<sup>2</sup>  
Storage: Yes  
Bureau: 21,00 m<sup>2</sup>  
Veranda: Yes  
Nighthall: 88,00 m<sup>2</sup>  
Bedroom 1: 11,00 m<sup>2</sup>, parquet  
Bedroom 2: 12,00 m<sup>2</sup>, tiled  
Bedroom 3: 13,00 m<sup>2</sup>, parquet  
Bedroom 4: 14,00 m<sup>2</sup>, marble  
Bedroom 5: 15,00 m<sup>2</sup>, wooden floor  
Bedroom 6: 16,00 m<sup>2</sup>, laminate  
Bedroom 7: 17,00 m<sup>2</sup>, parquet  
Bedroom 8: 18,00 m<sup>2</sup>, quickstep  
Bedroom 9: 19,00 m<sup>2</sup>, carpet  
Bedroom 10: 20,00 m<sup>2</sup>, resin  
Dressings: 21,00 m<sup>2</sup>  
Bathroom surface: 11,00 m<sup>2</sup>  
Bathroom type: Shower  
Bathroom 2 : 22,00 m<sup>2</sup> bath  
Bathroom 3 : 33,00 m<sup>2</sup> hip bath  
Bathroom 4 : 13,00 m<sup>2</sup> shower  
Shower rooms: 2

EPC score: 123 kWh/m<sup>2</sup>/year  
Isolation: Yes  
Double glazing: Yes  
Glazing type: Thermic isol., double glazing  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual  
Solar panels: Photovoltaic  
Water tank: 1.200 L  
Oil tank: 2.109 L  
Oil tank certificate: Yes

Toilets: 2  
Terrace: 12,00 m<sup>2</sup>  
Second terrace: 122,00 m<sup>2</sup>  
Laundry: 99,00 m<sup>2</sup>  
Cellar: 13,00 m<sup>2</sup>  
Wine cellar: Yes  
Ventilated space: Yes  
Attic: 12,00 m<sup>2</sup>

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: Not disclosed  
As-built: Yes  
As-built certification: Yes  
Intimation: No - english  
Flooding area: Potential flood area - delimited riverside area  
Summons: Yes,  
Map of land authority: Yes  
Implementation plan: Yes  
Ground certificate: Yes  
Environmental permit: Yes

## Parking

Garage: 2  
Parkings outside: 2