



Naamsesteenweg 232 , 3001 Heverlee

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

E-mail: tom@fw4.be

For sale - Castle

€ 400.000

lange delle 49, 1970 Wezembeek-
Opzoomer

Ref. 3216763



Number of bedrooms: 10

Number of bathrooms: 4

Garages: 2

Availability: tbd with the tenant

Surf. Living: 230m²

Surf. Plot: 800m²

Surf. terrace: 122m²

Neighbourhood: residential area

PEB/EPB: 222kwh/m²/j

Glazing type: thermic isol.

Description

Korte beschrijving ENG

Lorem ipsum dolor sit amet, paulo graece alienum id ius. Velit audire volumus vix ut, duo offendit dissentiunt eu. Ipsum liber graeci ius et, nostrud consequat no nec. Pri docendi ponderum ad, in errem copiosae praesent mei, sea nisl posse no.

Financial

Price: € 400.000,00
VAT applied: No
Construction value: € 2.003,00
VAT building: € 1,90
Value land: € 2.000,00
Available: Tbd with the tenant
Land registry income: € 1.200,00
Indexed land registry income: € 2.300,00
Costs: € 123,00/month
Servitude: Yes
Land tax: € 111,00
Investment property: Yes
Liberal profession possible: Yes (32,00 m²)

Building

Habitable surface: 230,00 m²
Fronts: 4
Construction year: 1999
Renovation: 2015
State: New
Number of floors: 2
Main area: 100 m²
Front width: 34,00 m
Outhouse: Yes
Type roof: Couple roof
Facade front: Glas
Facade rear: Aluminium
Orientation rear: South
Orientation facade: North-east

Comfort

Furnished: No
Handicap friendly: Yes
Concierge: Yes
Alarm: Yes
Parlophone: Yes
Videophone: Yes
Smoke detector: Yes ()

Location

Environment: Residential area, quiet
School nearby: 6m
Shops nearby: 4m
Public transport nearby: 6m
Highway nearby: 3m
Train station nearby: 6m
Sport center nearby: 6m
Beach nearby: 6m

Terrain

Ground area: 800,00 m²
Ground depth: 33,00 m
Width at the street: 34,00 m
Garden: Yes (600,00 m²)
Orientation of the garden: North
Orientation terrace: North
Orientation terrace 1: North

Layout

Living room: 44,00 m²
Dining room: 55,00 m²
Kitchen: 65,00 m², fully fitted
Additional kitchen: Yes
Bureau: 21,00 m²
Veranda: Yes
Studio: 33,00 m²
Bedroom 1: 11,00 m²
Bedroom 2: 12,00 m²
Bedroom 3: 13,00 m²
Bedroom 4: 14,00 m²
Bedroom 5: 15,00 m²
Bathroom type: Shower
Shower rooms: 2
Toilets: 2
Terrace: 12,00 m²
Second terrace: 122,00 m²
Laundry: Yes
Cellar: Yes

Elevator: Yes
Blinds: Yes
Air conditioning: Yes
Pool: Yes
BBQ: Yes

Specific area

Shopfloor: Yes

Security

Access control: Yes

Energy

EPC score: 222 kWh/m²/year
EPC total score: kWh/year
EPC co2 emission: 221
Double glazing: Yes
Glazing type: Thermic isol.
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Oil (centr. heat.)
Heating: Individual
Certificate gas burner: Yes
Solar panels: Photovoltaic
Water tank: 1.200 L
Oil tank: 2.109 L

Ventilated space: Yes
Attic: Yes

Technics

Electricity: Yes ()
Phone cables: Yes
Phone syst.: Yes
Water cleaning installation: Yes
Septic well: Yes

Planning

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: Yes
As-built: Yes
As-built certification: Yes
Intimation: No - existing summon
Flooding area: Potential flood area - delimited riverside area
Summons: Yes
Ground certificate: Yes
Eco label: Yes

Parking

Garage: 2
Parkings outside: 2