



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Charming house

**€ 345.000**

**1933 Sterrebeek**

**Ref. 1981361**



Number of bedrooms: 9  
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

Korte beschrijving ENG

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## Financial

Price: € 345.000,00

VAT applied: No

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

## Building

Habitable surface: 230,00 m<sup>2</sup>

Fronts: 4

Construction year: 1999

State: Very good state

Number of floors: 2

Front width: 34,00 m

Orientation rear: South

## Comfort

Furnished: No

Alarm: Yes

Parlophone: Yes

Videophone: Yes

Elevator: Yes

Blinds: Yes

Air conditioning: Yes

Pool: Yes

Tennis: Yes

Fitness room: 11,00 m<sup>2</sup>

## Energy

EPC score: 123 kWh/m<sup>2</sup>/year

EPC class: B

Double glazing: Yes

Glazing type: Thermic isol., double glazing

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

## Location

Environment: Residential area

School nearby: 1m

Shops nearby: 4m

Public transport nearby: 2m

Highway nearby: 3m

## 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: 12,00 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

Storage: Yes

Bureau: 21,00 m<sup>2</sup>

Veranda: Yes

Bedroom 1: 11,00 m<sup>2</sup>

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

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

Bedroom 4: 14,00 m<sup>2</sup>

Bedroom 5: 15,00 m<sup>2</sup>

Bedroom 6: 16,00 m<sup>2</sup>

Bedroom 7: 17,00 m<sup>2</sup>

Bedroom 8: 18,00 m<sup>2</sup>

Bedroom 9: 19,00 m<sup>2</sup>

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

Shower rooms: 2

Toilets: 2

Heating: Individual  
Solar panels: Photovoltaic  
Water tank: 1.200 L  
Oil tank: 2.109 L  
Oil tank certificate: Yes

Terrace: 12,00 m<sup>2</sup>  
Second terrace: 122,00 m<sup>2</sup>  
Cellar: 13,00 m<sup>2</sup>  
Attic: 12,00 m<sup>2</sup>

## **Planning**

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: Yes  
As-built: Yes  
As-built certification: Yes  
Intimation: No  
Flooding area: Potential flood area - delimited  
riverside area  
Map of land authority: Yes  
Implementation plan: Yes  
Ground certificate: Yes  
Environmental permit: Yes

## **Parking**

Garage: 2  
Parkings outside: 2