



Naamsesteenweg 232 , 3001 Heverlee

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

**E-mail:** tom@fw4.be

## For sale - Duplex

3580

Business

**€ 1.259.000**

**Ref. 1943734**



Number of bedrooms: 10

Number of bathrooms: 4

Garages: 2

Availability: at delivery

Surf. Living: 450m<sup>2</sup>

Surf. Plot: 2300m<sup>2</sup>

Surf. terrace: 24m<sup>2</sup>

Neighbourhood: villa

PEB/EPB: 123kwh/m<sup>2</sup>/j

Glazing type: thermic isol., tripple glazing

# Description

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## Financial

Price: € 1.259.000,00  
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  
Liberal profession possible: Yes

## Building

Habitable surface: 450,00 m²  
Fronts: 4  
Construction year: 2013  
Renovation: 2014  
State: New  
Number of floors: 3  
Main area: 215 m²  
Front width: 13,00 m  
Orientation rear: South

## Comfort

Furnished: Yes  
Pets allowed: Yes  
Handicap friendly: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Elevator: Yes  
Blinds: Yes  
Security door: Yes  
Fireplace: Yes  
Air conditioning: Yes  
Sauna: Yes  
Fitness room: 12,00 m²

## 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 (1.800,00 m²)  
Orientation terrace 1: South  
Orientation terrace 2: South-east

## Layout

Entrance hall: 5,00 m²  
Living room: 30,00 m²  
Dining room: 40,00 m²  
Kitchen: 20,00 m², US hyper equipped  
Kitchen detail: ,  
Additional kitchen: 5,00 m²  
Storage: Yes  
Bureau: 11,00 m²  
Veranda: Yes  
Nighthall: 9,00 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  
Bedroom 5: 25,00 m², cork  
Bedroom 6: 26,00 m², wooden floor  
Bedroom 7: 27,00 m², quickstep  
Bedroom 8: 28,00 m², linoleum  
Bedroom 9: 29,00 m², natural stone  
Bedroom 10: 30,00 m², marble  
Dressings: 12,00 m²  
Bathroom surface: 12,00 m²  
Bathroom type: All comfort  
Bathroom 2 : 13,00 m² luxurious  
Bathroom 3 : 14,00 m² bath  
Bathroom 4 : 15,00 m² shower and bath tub  
Shower rooms: 2  
Toilets: 3

## Energy

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

EPC class: B

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

Terrace: 23,00 m<sup>2</sup>

Second terrace: 24,00 m<sup>2</sup>

Roof terrace: Yes

Laundry: 11,00 m<sup>2</sup>

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

Wine cellar: Yes

Ventilated space: Yes

Attic: 45,00 m<sup>2</sup>,

## Technics

Electricity: Yes (220 V)

## Planning

Destination: Living zone

Building permission: 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

Environmental permit: Yes

## Parking

Garage: 2

Carport: 2

Parkings outside: 5

Parkings inside: 10