



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Exceptional house

€ 1.560.000

Naamsesteenweg 386, 3001 Heverlee

Ref. 2183181



Number of bedrooms: 4

Number of bathrooms: 2

Garages: 1

Availability: to be agreed upon

Surf. Living: 453m<sup>2</sup>

Surf. Plot: 7000m<sup>2</sup>

Surf. terrace: 40m<sup>2</sup>

Neighbourhood: countryside

PEB/EPB: 272kwh/m<sup>2</sup>/j

Glazing type: double glazing

# Description

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## Financial

Price: € 1.560.000,00

Available: To be agreed upon

Land registry income: € 7.560,00

## Building

Habitable surface: 453,00 m<sup>2</sup>

Construction year: 1991

State: New

## Comfort

Alarm: Yes

Videophone: Yes

Pool: Yes

Poolhouse: Yes

Tennis: Yes

## Energy

EPC score: 272 kWh/m<sup>2</sup>/year

Glazing type: Double glazing

Windows: Aluminium

Heating type: Gas (centr. heat.)

Heating: Individual

Water tank: 8.000 L

## Location

Environment: Countryside

## Terrain

Ground area: 7.000,00 m<sup>2</sup>

Garden: Yes

## Layout

Kitchen: 22,00 m<sup>2</sup>, US fully fitted

Bureau: 13,00 m<sup>2</sup>

Veranda: Yes

Bedroom 1: 13,00 m<sup>2</sup>

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

Bedroom 3: 16,00 m<sup>2</sup>

Bedroom 4: 17,00 m<sup>2</sup>

Bathroom surface: 12,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Bathroom 2 : 12,00 m<sup>2</sup> shower in bath

Terrace: 40,00 m<sup>2</sup>

Cellar: Yes

Attic: Yes

## Planning

Destination: Living park


Building permission: No

Parcelling permission: Yes

Right of pre-emption: No

As-built: Yes

Intimation: No

Flooding area:  Potential flood area - delimited flood area

## Parking

Garage: 1