



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Exceptional house

€ 650.000

lange delle 49, 1970 Wezembeek-  
Oprom

Ref. 3070991 



Number of bedrooms: 10

Number of bathrooms: 4

Garages: 2

Availability: tbd with the tenant

Surf. Living: 230m<sup>2</sup>

Surf. Plot: 800m<sup>2</sup>

Surf. terrace: 122m<sup>2</sup>

Neighbourhood: residential area

PEB/EPB: 222kwh/m<sup>2</sup>/j

Glazing type: thermic isol., double glazing

# Description

Korte beschrijving ENG

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## Financial

Price/m<sup>2</sup>: € 999,00  
VAT applied: No  
Construction value: € 2.003,00  
VAT building: € 1,90  
Land value: € 2.001,00  
Value land: € 2.000,00  
Land registration: € 2.002,00  
Available: Tbd with the tenant  
Community charges: € 456,00  
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 m<sup>2</sup>)

## Building

Structure: Concrete, bricks (Caramida)  
Habitable surface: 230,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1999  
Renovation: 2015  
State: New  
Number of floors: 2  
Net area: 444,00 m<sup>2</sup>  
Gross area: 111,00 m<sup>2</sup>  
Main area: 100 m<sup>2</sup>  
Front width: 34,00 m  
Outhouse: 2,000 m<sup>2</sup>  
Guesthouse: 3,00 m<sup>2</sup>  
Orangery: 4,00 m<sup>2</sup>  
Style: Modern  
Type roof: Couple roof  
Facade front: Brick, glass  
Facade rear: Aluminium  
Orientation rear: South  
Orientation living room: North  
Orientation facade: North-east

## Location

Environment: Residential area, quiet, sea front  
School nearby: 6m  
Childcare nearby: Yes  
Shops nearby: 4m  
Public transport nearby: 6m  
Highway nearby: 3m  
Train station nearby: 6m  
Airport nearby: 6m  
City nearby: 6m  
Hospital nearby: 6m  
Sport center nearby: 6m  
Tennis nearby: 6m  
Fitness club: 6m  
Public pool: 6m  
Shopping center: 6m  
Beach nearby: 6m  
Park nearby: 6m  
Forest nearby: 6m

## 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 of the garden: North  
Orientation terrace: North  
Orientation terrace 1: North  
Orientation terrace 2: East  
Pastures: 1,00 m<sup>2</sup>  
Horse stables: Yes  
Tack room: 8,00 m<sup>2</sup>  
Inside track: 6,00 m<sup>2</sup>  
Outside track: 7,00 m<sup>2</sup>  
Forest: 1,00 m<sup>2</sup>  
Park: 2,00 m<sup>2</sup>  
Pond: Yes  
Playground: Yes  
Golf: 18,00 holes

## Comfort

Furnished: No  
Handicap friendly: Yes  
Concierge: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Smoke detector: Yes (, )  
Elevator: Yes  
Blinds: Yes  
Fireplace: Yes  
Air conditioning: Yes  
Pool: Yes  
Poolhouse: Yes  
BBQ: Yes  
Tennis: Yes  
Fitness room: 11,00 m<sup>2</sup>

## Specific area

Bar: 1,00 m<sup>2</sup>  
Cloakroom: Yes  
Warehouse: 87,00 m<sup>2</sup>  
Shopfloor: Yes

## Security

Access control: Yes  
Access control type: Barrier  
Fence: Yes  
Fire prevention: Yes

## Energy

EPC score: 222 kWh/m<sup>2</sup>/year  
EPC total score: kWh/year  
EPC co2 emission: 221  
Isolation: Yes  
Insulated roofs and walls: Yes  
Double glazing: Yes  
Glazing type: Thermic isol., double glazing  
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

## Layout

Entrance hall: 11,00 m<sup>2</sup>  
Stairs room: Yes  
Living room: 44,00 m<sup>2</sup>  
Dining room: 55,00 m<sup>2</sup>  
TV room: 1,00 m<sup>2</sup>  
Playroom: 1,00 m<sup>2</sup>  
Seating: 1,00 m<sup>2</sup>  
Library: 1,00 m<sup>2</sup>  
Kitchen: 65,00 m<sup>2</sup>, fully fitted  
Additional kitchen: 22,00 m<sup>2</sup>  
Storage: Yes  
Bureau: 21,00 m<sup>2</sup>  
Office: 1.111,00 m<sup>2</sup>  
Veranda: Yes  
Studio: 33,00 m<sup>2</sup>  
Nighthall: 22,00 m<sup>2</sup>  
Bedroom 1: 11,00 m<sup>2</sup>, laminate  
Bedroom 2: 12,00 m<sup>2</sup>, cork  
Bedroom 3: 13,00 m<sup>2</sup>, quickstep  
Bedroom 4: 14,00 m<sup>2</sup>, laminate  
Bedroom 5: 15,00 m<sup>2</sup>, marble  
Bedroom 6: 16,00 m<sup>2</sup>, wooden floor  
Bedroom 7: 17,00 m<sup>2</sup>, industrial tiles  
Bedroom 8: 18,00 m<sup>2</sup>, vinyl  
Bedroom 9: 19,00 m<sup>2</sup>, wooden floor  
Bedroom 10: 20,00 m<sup>2</sup>, concrete  
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 : 44,00 m<sup>2</sup> shower  
Shower rooms: 2  
Toilets: 2  
Terrace: 12,00 m<sup>2</sup>  
Second terrace: 122,00 m<sup>2</sup>  
Roof terrace: Yes  
Laundry: 33,00 m<sup>2</sup>  
Cellar: 13,00 m<sup>2</sup>  
Wine cellar: Yes  
Ventilated space: Yes  
Attic: 12,00 m<sup>2</sup>

## Technics

Electricity: Yes (, 380 V)  
Phone cables: Yes  
Phone syst.: Yes ( )

Oil tank: 2.109 L  
Oil tank certificate: Yes

## Quays

Auvent: Yes  
Auvent lengte: 2

Lighting equipment: Yes (daylight)  
Skylight domes: Yes  
False ceiling: Yes 1234m  
Water cleaning installation: Yes  
Absorbing well: Yes  
Raised floor: Yes

## Planning

Urban info: Yes  
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  
Summons: Yes,  
Map of land authority: Yes  
Implementation plan: Yes  
Ground certificate: Yes  
Environmental permit: Yes  
Eco label: Yes ()  
Heritage Protected: Yes  
Heritage inventorised: Yes

## Parking

Garage: 2  
Carport: 1  
Parkings outside: 2