



Naamsesteenweg 232 , 3001 Heverlee

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

E-mail: tom@fw4.be

For sale - House

Make an offer starting from € 400.000

Naamsesteenweg 232, 3001 Heverlee

Ref. 4162803



Number of bedrooms: 4

Number of bathrooms: 2

Garages: 22

Availability: tbd with the owner

Surf. Living: 213m²

Surf. Plot: 500m²

Neighbourhood: central

PEB/EPB: 144kwh/m²/j

Glazing type: thermic and
acoustic isol., tripple glazing

Description

Financial

Price: € /m²

Available: Tbd with the owner

Land registry income: € 111,00

Indexed land registry income: € 222,00

Land tax: € 333,00

Investment property: Yes

Building

Habitable surface: 213,00 m²

Fronts: 4

Construction year: 1942

Renovation: 2018

State: Good state

Front width: 12,00 m

Type roof: Point roof

Comfort

Furnished: Yes

Handicap friendly: Yes

Alarm: Yes

Parlophone: Yes

Videophone: Yes

Smoke detector: Yes ()

Elevator: Yes

Blinds: Yes

Security door: Yes

Pool: Yes

Tennis: Yes

Energy

EPC score: 144 kWh/m²/year

EPC class: B

EPC co2 emission: 100

Double glazing: Yes

Glazing type: Thermic and acoustic isol., tripple glazing

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Oil (centr. heat.)

Heating: Individual

Solar panels: Yes

Water tank: Yes

Location

Environment: Central, woods

School nearby: 700m

Shops nearby: 500m

Public transport nearby: 500m

Highway nearby: 1.200m

Train station nearby: 3.000m

City nearby: 400m

Terrain

Ground area: 500,00 m²

Width at the street: 9,00 m

Horse stables: Yes

Forest: Yes

Park: Yes

Pond: Yes

Playground: Yes

Layout

Living room: 16,00 m²

Dining room: 18,00 m²

Kitchen: 18,00 m², US hyper equipped

Storage: Yes

Bureau: 16,00 m²

Nighthall: 5,50 m²

Bedroom 1: 16,80 m²

Bedroom 2: 20,00 m²

Bedroom 3: 9,00 m²

Bedroom 4: 12,00 m²

Bathroom surface: 9,00 m²

Bathroom type: All comfort

Bathroom 2 : 3,00 m²

Toilets: 1

Cellar: Yes

Technics

Electricity: Yes

Absorbing well: Yes

Planning

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: No

Right of pre-emption: Yes

As-built certification: Yes

Intimation: No - no legal correction or administrative measure imposed

Flooding area: 🏠 Potential flood area - delimited flood area

Map of land authority: Yes

Implementation plan: Yes

Ground certificate: Yes

Parking

Garage: 22