



Naamsesteenweg 232 , 3001 Heverlee

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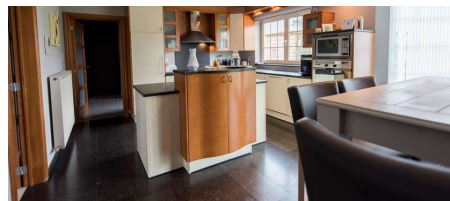
**E-mail:** tom@fw4.be

## For sale - Maison de maitre

€ 423.000

Schapenstraat 12, 1933 Sterrebeek

Ref. 37071



Number of bedrooms: 9  
Number of bathrooms: 3  
Garages: 2  
Availability: immediately

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: € 423.000,00  
VAT applied: No  
Available: Immediately  
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: New  
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  
Security door: No  
Air conditioning: Yes  
Pool: Yes  
Sauna: No  
Tennis: Yes  
Fitness room: 11,00 m<sup>2</sup>

## Energy

EPC score: 123 kWh/m<sup>2</sup>/year  
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 (632,00 m<sup>2</sup>)  
Orientation terrace 1: North  
Orientation terrace 2: East

## Layout

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

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

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