



Naamsesteenweg 232 , 3001 Heverlee

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

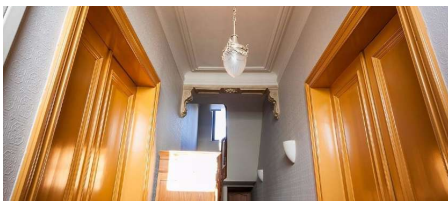
**E-mail:** tom@fw4.be

## For sale - Maison de maitre

€ 695.000

Smisstraat 9, 3080  
Ternuur

Ref. 2298057 



Number of bedrooms: 4  
Garages: 3  
Availability: tbd with the owner

Surf. Living: 430m<sup>2</sup>  
Surf. Plot: 1130m<sup>2</sup>  
Surf. terrace: 30m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 343kwh/m<sup>2</sup>/j  
Glazing type: simple glazing

# Description

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## Financial

Price: € 695.000,00  
VAT applied: No  
Available: Tbd with the owner  
Land registry income: € 529,00  
Indexed land registry income: € 1.323,00  
Land tax: € 1.299,00  
Liberal profession possible: Yes

## Building

Habitable surface: 430,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1893  
Main area: 230 m<sup>2</sup>

## Comfort

Alarm: Yes  
Air conditioning: Yes

## Energy

EPC score: 343 kWh/m<sup>2</sup>/year  
Glazing type: Simple glazing  
Windows: Wood  
Electricity certificate: Yes, not conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## Location

Environment: Quiet  
Public transport nearby: 230m  
Highway nearby: 2.000m


## Terrain

Ground area: 1.130,00 m<sup>2</sup>

## Layout

Living room: 40,00 m<sup>2</sup>  
Kitchen: 21,00 m<sup>2</sup>, fully fitted  
Veranda: Yes  
Bedroom 1: 14,00 m<sup>2</sup>  
Bedroom 2: 13,00 m<sup>2</sup>  
Bedroom 3: 16,00 m<sup>2</sup>  
Bedroom 4: 21,00 m<sup>2</sup>  
Bathroom surface: 14,00 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Terrace: 30,00 m<sup>2</sup>  
Wine cellar: Yes

## Planning

Destination: Living zone with a cult., hist. and/or aesthetic value  
Building permission: Not disclosed  
Parcelling permission: No  
Right of pre-emption: Yes  
As-built: Yes  
Intimation: No  
Flooding area:  Potential flood area - delimited flood area  
Summons: No  
Ground certificate: Yes

## Parking

Garage: 3