



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Snack

pachthofstraat 22, 3080

Tennissen

**€ 123.000**

**Ref. 1978372**



Number of bedrooms: 8

Number of bathrooms: 3

Garages: 2

Availability: at the contract

Surf. Living: 290m<sup>2</sup>

Surf. Plot: 1400m<sup>2</sup>

Surf. terrace: 23m<sup>2</sup>

PEB/EPB: 120kwh/m<sup>2</sup>/j

Glazing type: double glazing

## Description

Deze prachtige villa uit 1972 is in 2008 volledig verbouwd en gemoderniseerd villa. De villa is gelegen op een ruim perceel en heeft een zwembad. Flash ENG

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### Financial

Price: € 123.000,00  
Available: At the contract  
Land registry income: € 1.200,00  
Indexed land registry income: € 2.300,00  
Land tax: € 2.345,00  
Investment property: Yes

### Building

Surface: 290,00 m<sup>2</sup>  
Construction year: 1980  
Renovation: 2013  
State: Renovated  
Main area: 180 m<sup>2</sup>  
Front width: 27,00 m  
Orientation rear: South-east

### Comfort

Furnished: No  
Pets allowed: Yes  
Handicap friendly: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: No  
Elevator: No  
Blinds: No  
Security door: No  
Air conditioning: Yes  
Pool: Yes  
Sauna: Yes  
Tennis: No  
Fitness room: Yes

### Energy

EPC score: 120 kWh/m<sup>2</sup>/year  
Double glazing: Yes  
Glazing type: Double glazing  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Gas

### Location

School nearby: 1.000m  
Shops nearby: 300m  
Public transport nearby: 300m

### Terrain

Ground area: 1.400,00 m<sup>2</sup>  
Ground depth: 56,00 m  
Width at the street: 45,00 m  
Garden: Yes (1.110,00 m<sup>2</sup>)

### Layout

Entrance hall: Yes  
Dining room: Yes  
Kitchen: 18,00 m<sup>2</sup>, US hyper equipped  
Storage: Yes  
Bureau: 4,00 m<sup>2</sup>  
Veranda: Yes  
Bathroom type: Shower and bath tub  
Shower rooms: 1  
Toilets: 3  
Terrace: 23,00 m<sup>2</sup>  
Laundry: Yes  
Cellar: Yes  
Wine cellar: Yes  
Ventilated space: Yes  
Attic: Yes

### Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
As-built: Yes  
As-built certification: Yes  
Intimation: No  
Flooding area: Potential flood area - delimited riverside area  
Map of land authority: Yes  
Ground certificate: Yes  
Environmental permit: Yes

Heating: Individual  
Solar panels: Photovoltaic  
Water tank: 3.200 L

## **Parking**

Garage: 2