



Naamsesteenweg 232 , 3001 Heverlee

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

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

## For sale - Villa

€ 560.000

Naamsesteenweg 386, 3001 Heverlee

Ref. 3390967



Number of bedrooms: 10

Number of bathrooms: 4

Garages: 2

Availability: at delivery

Surf. Living: 450m<sup>2</sup>

Surf. Plot: 2300m<sup>2</sup>

Surf. terrace: 24m<sup>2</sup>

Neighbourhood: villa

PEB/EPB: 666kwh/m<sup>2</sup>/j

Glazing type: thermic isol., tripple glazing

# Description

"Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat."Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.

---

## Financial

Price: € 560.000,00  
VAT applied: Yes  
Construction value: € 50,00  
VAT building: € 100,00  
Land value: € 1,00  
Value land: € 50,00  
Land registration: € 1,00  
Available: At delivery  
Available date: 30 July 2014  
Land registry income: € 3.456,00  
Indexed land registry income: € 2.345,00  
Costs: € 254,00/month  
Land tax: € 11.111,00  
Investment property: Yes  
Liberal profession possible: Yes

## Building

Habitable surface: 450,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 2013  
Renovation: 2014  
State: New  
Number of floors: 3  
Main area: 215 m<sup>2</sup>  
Front width: 13,00 m  
Orangery: 22,00 m<sup>2</sup>  
Orientation rear: South  
Orientation living room: North-east

## Comfort

Furnished: Yes  
Handicap friendly: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Elevator: Yes  
Blinds: Yes  
Security door: Yes

## Location

Environment: Villa  
School nearby: 124m  
Shops nearby: 123m  
Public transport nearby: 125m  
Sport center nearby: 99m

## Terrain

Ground area: 2.300,00 m<sup>2</sup>  
Ground depth: 235,00 m  
Width at the street: 234,00 m  
Garden: Yes (1.800,00 m<sup>2</sup>)  
Orientation terrace 1: South  
Orientation terrace 2: South-east

## Layout

Entrance hall: 5,00 m<sup>2</sup>  
Living room: 30,00 m<sup>2</sup>  
Dining room: 40,00 m<sup>2</sup>  
Kitchen: 20,00 m<sup>2</sup>, US hyper equipped  
Additional kitchen: 5,00 m<sup>2</sup>  
Storage: Yes  
Bureau: 11,00 m<sup>2</sup>  
Veranda: Yes  
Nighthall: 9,00 m<sup>2</sup>  
Bedroom 1: 21,00 m<sup>2</sup>, parquet  
Bedroom 2: 22,00 m<sup>2</sup>, tiled  
Bedroom 3: 23,00 m<sup>2</sup>, carpet  
Bedroom 4: 24,00 m<sup>2</sup>, laminate  
Bedroom 5: 25,00 m<sup>2</sup>, cork  
Bedroom 6: 26,00 m<sup>2</sup>, wooden floor  
Bedroom 7: 27,00 m<sup>2</sup>, quickstep  
Bedroom 8: 28,00 m<sup>2</sup>, linoleum  
Bedroom 9: 29,00 m<sup>2</sup>, natural stone  
Bedroom 10: 30,00 m<sup>2</sup>, marble  
Dressings: 12,00 m<sup>2</sup>  
Bathroom surface: 12,00 m<sup>2</sup>  
Bathroom type: All comfort  
Bathroom 2 : 13,00 m<sup>2</sup> luxurious

Fireplace: Yes  
Air conditioning: Yes  
Pool: Yes  
Poolhouse: Yes  
Sauna: Yes  
Tennis: Yes  
Fitness room: 12,00 m<sup>2</sup>

## Security

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

## Energy

EPC score: 666 kWh/m<sup>2</sup>/year  
EPC total score: 123 kWh/year  
EPC code: 12312  
EPC co2 emission: 66  
Isolation: Yes  
Double glazing: Yes  
Glazing type: Thermic isol., tripple glazing  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual  
Certificate gas burner: Yes  
Solar panels: Photovoltaic  
Water tank: 2.345 L  
Oil tank: 1.000 L  
Oil tank certificate: Yes

Bathroom 3 : 14,00 m<sup>2</sup> bath  
Bathroom 4 : 15,00 m<sup>2</sup> shower and bath tub  
Shower rooms: 2  
Toilets: 3  
Terrace: 23,00 m<sup>2</sup>  
Second terrace: 24,00 m<sup>2</sup>  
Roof terrace: Yes  
Laundry: 11,00 m<sup>2</sup>  
Cellar: 21,00 m<sup>2</sup>  
Wine cellar: Yes  
Ventilated space: Yes  
Attic: 45,00 m<sup>2</sup>

## Technics

Electricity: Yes (220 V)

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
As-built: Yes  
As-built certification: Yes  
Intimation: No - administrative measure imposed  
Flooding area: 🏠 Flood area - delimited flood area  
Summons: Yes  
Map of land authority: Yes  
Implentation plan: Yes  
Ground certificate: Yes  
Environmental permit: Yes

## Parking

Garage: 2  
Carport: 2