



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Villa

**€ 650.000**

**Wezembeekstraat 1, 1950 Kraainem**

**Ref. 2297914**



Number of bedrooms: 3  
Number of bathrooms: 2  
Garages: 2  
Availability: at the contract

Surf. Plot: 5138m<sup>2</sup>  
Surf. terrace: 13m<sup>2</sup>  
Neighbourhood: countryside

PEB/EPB: 234kwh/m<sup>2</sup>/j  
Glazing type: thermic isol., tripple glazing

# Description

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## Financial

Price: € 650.000,00  
VAT applied: No  
Available: At the contract

## Building

Fronts: 4  
Construction year: 1998  
Renovation: 2006  
Front width: 13,00 m  
Style: Pastorial  
Type roof: Slooping roof  
Facade front: Brick  
Facade rear: Brick  
Orientation rear: South

## Comfort

Handicap friendly: No  
Alarm: Yes  
Parlophone: Yes  
Smoke detector: Yes  
Fireplace: Yes  
Air conditioning: No

## Energy

EPC score: 234 kWh/m<sup>2</sup>/year  
Double glazing: Yes  
Glazing type: Thermic isol., tripple glazing  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Oil (centr. heat.)  
Heating: Individual  
Solar panels: Photovoltaic  
Water tank: 4.500 L  
Oil tank: 5.000 L  
Oil tank certificate: Yes

## Location

Environment: Countryside  
School nearby: 1.000m  
Shops nearby: 3.000m  
Public transport nearby: 800m  
Highway nearby: No

## Terrain

Ground area: 5.138,00 m<sup>2</sup>  
Ground depth: 65,00 m  
Width at the street: 34,00 m  
Orientation terrace: South east  
Orientation terrace 1: South-east  
Orientation terrace 2: South-west

## Layout

Entrance hall: 5,00 m<sup>2</sup>  
Living room: 23,00 m<sup>2</sup>  
Dining room: 18,00 m<sup>2</sup>  
Kitchen: 13,00 m<sup>2</sup>, US fully fitted  
Storage: Yes  
Bureau: Yes  
Veranda: No  
Nighthall: Yes  
Bedroom 1: 15,00 m<sup>2</sup>, carpet  
Bedroom 2: 14,00 m<sup>2</sup>, parquet  
Bedroom 3: 17,00 m<sup>2</sup>, linoleum  
Bathroom surface: 12,00 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Bathroom 2 : 9,00 m<sup>2</sup> all comfort  
Toilets: 2  
Terrace: 12,00 m<sup>2</sup>  
Second terrace: 13,00 m<sup>2</sup>  
Attic: 30,00 m<sup>2</sup>

## Planning

Urban info: Yes  
Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Yes  
Right of pre-emption: No  
As-built: No  
As-built certification: Yes

Intimation: No

Flooding area: Not located in flood area

Summons: No

Ground certificate: Yes

Environmental permit: Yes

## **Parking**

Garage: 2

Carport: 1

Parkings outside: 2