



Naamsesteenweg 232 , 3001 Heverlee

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

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

## For sale - Villa

**€ 1.450.000**

**Begijnhof 9, 3090  
Overijse**

**Ref. 2183111** 



Number of bedrooms: 6  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 540m<sup>2</sup>  
Surf. Plot: 10000m<sup>2</sup>

PEB/EPB: 309kwh/m<sup>2</sup>/j  
Glazing type: thermic isol., double  
glazing

# Description

---

## Financial

Price: € 1.450.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 6.130,00

## Building

Habitable surface: 540,00 m<sup>2</sup>  
Construction year: 2003  
State: New  
Orientation rear: South-east

## Comfort

Alarm: Yes  
Blinds: Yes  
Security door: Yes  
Air conditioning: Yes  
Poolhouse: Yes  
Sauna: Yes

## Energy

EPC score: 309 kWh/m<sup>2</sup>/year  
Double glazing: Yes  
Glazing type: Thermic isol., double glazing  
Windows: Wood  
Heating type: Oil (centr. heat.)  
Heating: Individual  
Oil tank: 10.000 L

## Location

Highway nearby: 3.000m

## Terrain

Ground area: 10.000,00 m<sup>2</sup>  
Garden: Yes

## Layout

Dining room: 35,00 m<sup>2</sup>  
Kitchen: 19,00 m<sup>2</sup>, US hyper equipped  
Bureau: Yes  
Bedroom 1: 15,00 m<sup>2</sup>  
Bedroom 2: 16,00 m<sup>2</sup>  
Bedroom 3: 13,00 m<sup>2</sup>  
Bedroom 4: 18,00 m<sup>2</sup>  
Bedroom 5: 12,00 m<sup>2</sup>  
Bedroom 6: 20,00 m<sup>2</sup>  
Bathroom surface: 13,00 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Bathroom 2 : 12,00 m<sup>2</sup> shower and bath tub  
Cellar: 60,00 m<sup>2</sup>

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: No  
Flooding area: Not located in flood area  
Ground certificate: Yes

## Parking

Garage: Yes