



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Villa

**€ 999.999**

**Dumonplein 11, 1150 Woluwe-Saint-Pierre**

**Ref. 2302742**



Number of bedrooms: 9  
Number of bathrooms: 3  
Garages: 2  
Availability: at the contract

Surf. Living: 230m<sup>2</sup>  
Surf. Plot: 800m<sup>2</sup>  
Surf. terrace: 122m<sup>2</sup>  
Neighbourhood: residential area

PEB/EPB: 124kwh/m<sup>2</sup>/j  
Glazing type: thermic isol., double glazing

# Description

Korte beschrijving ENG

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## Financial

Price/m<sup>2</sup>: € 11,00  
VAT applied: No  
Construction value: € 23,00  
Land value: € 22,00  
Value land: € 21,00  
Available: At the contract  
Available date: 25 content.month\_11 2014  
Land registry income: € 1.200,00  
Indexed land registry income: € 2.300,00  
Costs: € 123,00/month  
Servitude: Yes  
Transfer of shares: No  
Land tax: € 3.400,00  
Liberal profession possible: Yes (100,00 m<sup>2</sup>)

## Building

Habitable surface: 230,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1999  
Renovation: 2007  
State: Very good state  
Number of floors: 2  
Net area: 444,00 m<sup>2</sup>  
Gross area: 222,00 m<sup>2</sup>  
Main area: 123 m<sup>2</sup>  
Front width: 34,00 m  
Outhouse: 122,000 m<sup>2</sup>  
Guesthouse: 122,00 m<sup>2</sup>  
Orangery: 122,00 m<sup>2</sup>  
Style: Hightech  
Type roof: French roof  
Facade front: Brick, glas  
Facade rear: Aluminium  
Orientation rear: North-west  
Orientation living room: North-east  
Orientation facade: South

## Comfort

## Location

Environment: Residential area, Suburb, near railway station  
School nearby: 23m  
Childcare nearby: 23m  
Shops nearby: 23m  
Public transport nearby: 23m  
Highway nearby: 23m  
Train station nearby: 23m  
Airport nearby: 23m  
City nearby: 23m  
Hospital nearby: 23m  
Sport center nearby: 23m  
Tennis nearby: 23m  
Fitness club: 23m  
Public pool: 23m  
Shopping center: 23m  
Beach nearby: 23m  
Park nearby: 23m  
Forest nearby: 23m

## Terrain

Ground area: 800,00 m<sup>2</sup>  
Ground depth: 33,00 m  
Width at the street: 34,00 m  
Garden: Yes (600,00 m<sup>2</sup>)  
Orientation of the garden: North east  
Orientation terrace: South  
Orientation terrace 1: North  
Orientation terrace 2: East  
Pastures: 122,00 m<sup>2</sup>  
Horse stables: 122,00  
Tack room: 122,00 m<sup>2</sup>  
Inside track: 122,00 m<sup>2</sup>  
Outside track: 122,00 m<sup>2</sup>  
Forest: 11,00 m<sup>2</sup>  
Park: 12,00 m<sup>2</sup>  
Pond: Yes  
Playground: Yes  
Golf: 69,00 holes

Furnished: No  
Interior doors: Wood, PVC, paneled  
Concierge: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Smoke detector: Yes  
Elevator: Yes  
Blinds: Yes  
Security door: Yes  
Fireplace: Yes  
Air conditioning: Yes  
Poolhouse: Yes  
BBQ: Yes  
Sauna: Yes  
Fitness room: 11,00 m<sup>2</sup>

## Specific area

Bar: 11,00 m<sup>2</sup>  
Cloakroom: Yes  
Warehouse: 88,10 m<sup>2</sup>  
Shopfloor: Yes

## Security

Access control: Yes  
Access control type: Badge  
Fence: Yes  
Fire prevention: Yes  
Fire prevention type: Fire doors

## Energy

EPC score: 124 kWh/m<sup>2</sup>/year  
EPC total score: kWh/year  
EPC co2 emission: 12  
Isolation: Yes  
Insulated roofs and walls: Yes  
Double glazing: Yes  
Glazing type: Thermic isol., double glazing  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual  
Certificate gas burner: Yes  
Solar panels: Photovoltaic  
Water tank: 1.200 L  
Oil tank: 2.109 L

## Layout

Entrance hall: 1,00 m<sup>2</sup>  
Stairs room: Yes  
Living room: 44,00 m<sup>2</sup>  
Dining room: 55,00 m<sup>2</sup>  
TV room: 11,00 m<sup>2</sup>  
Playroom: 11,00 m<sup>2</sup>  
Seating: 222,00 m<sup>2</sup>  
Library: 11,00 m<sup>2</sup>  
Kitchen: 65,00 m<sup>2</sup>, fully fitted  
Additional kitchen: 111,00 m<sup>2</sup>  
Storage: Yes  
Bureau: 21,00 m<sup>2</sup>  
Office: 22,00 m<sup>2</sup>  
Veranda: Yes  
Studio: 66,00 m<sup>2</sup>  
Nighthall: 22,00 m<sup>2</sup>  
Bedroom 1: 11,00 m<sup>2</sup>, parquet  
Bedroom 2: 12,00 m<sup>2</sup>, tiled  
Bedroom 3: 13,00 m<sup>2</sup>, carpet  
Bedroom 4: 14,00 m<sup>2</sup>, laminate  
Bedroom 5: 15,00 m<sup>2</sup>, cork  
Bedroom 6: 16,00 m<sup>2</sup>, wooden floor  
Bedroom 7: 17,00 m<sup>2</sup>, linoleum  
Bedroom 8: 18,00 m<sup>2</sup>, pvc  
Bedroom 9: 19,00 m<sup>2</sup>, marble  
Bedroom 10: 20,00 m<sup>2</sup>, natural stone  
Dressings: 21,00 m<sup>2</sup>  
Bathroom surface: 11,00 m<sup>2</sup>  
Bathroom type: Shower  
Bathroom 2 : 22,00 m<sup>2</sup> bath  
Bathroom 3 : 33,00 m<sup>2</sup> hip bath  
Bathroom 4 : 44,00 m<sup>2</sup> all comfort  
Shower rooms: 2  
Toilets: 2  
Terrace: 12,00 m<sup>2</sup>  
Second terrace: 122,00 m<sup>2</sup>  
Roof terrace: Yes  
Balcony: Yes  
Laundry: 2,00 m<sup>2</sup>  
Cellar: 13,00 m<sup>2</sup>  
Wine cellar: No  
Ventilated space: No  
Attic: 12,00 m<sup>2</sup>

## Technics

Electricity: Yes (380 V)  
Phone cables: Yes

Oil tank certificate: Yes

## **Quays**

Auvent: Yes

Auvent lengte: 22

Phone syst.: Yes

Lighting equipment: Yes (TL lamps)

Skylight domes: Yes

False ceiling: Yes 112m

Water cleaning installation: Yes

Raised floor: Yes

## **Planning**

Urban info: Yes

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: Yes

As-built: Yes

As-built certification: Yes

Intimation: No

Flooding area: Potential flood area - delimited riverside area

Summons: Yes,

Map of land authority: Yes

Implentation plan: Yes

Ground certificate: Yes

Environmental permit: Yes

Eco label: Yes

Heritage Protected: Yes

Heritage inventorised: Yes

## **Parking**

Garage: 2

Carport: 2

Parkings outside: 2