



Naamsesteenweg 232 , 3001 Heverlee

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## For sale - Villa

€ 760.000

Grote prijzenaan 59, 1150 Woluwe-Saint-Pierre

Ref. 2306075



Number of bedrooms: 3  
Number of bathrooms: 2  
Availability: tbd with the owner

Surf. Living: 495m<sup>2</sup>  
Surf. Plot: 1600m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 219kwh/m<sup>2</sup>/j  
Glazing type: thermic isol., double  
glazing

# Description

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## Financial

Price: € 760.000,00  
VAT applied: No  
Available: Tbd with the owner  
Transfer of shares: Yes

## Building

Habitable surface: 495,00 m<sup>2</sup>  
State: Very good state

## Comfort

Alarm: Yes  
Smoke detector: Yes  
Security door: Yes

## Energy

EPC score: 219 kWh/m<sup>2</sup>/year  
EPC class: E  
Double glazing: Yes  
Glazing type: Thermic isol., double glazing  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual  
Water tank: 3.000 L

## Location

Environment: Quiet

## Terrain

Ground area: 1.600,00 m<sup>2</sup>  
Ground depth: 33,00 m  
Width at the street: 23,00 m  
Garden: Yes

## Layout

Storage: Yes  
Bureau: 10,00 m<sup>2</sup>  
Bedroom 1: 14,00 m<sup>2</sup>, cork  
Bedroom 2: 17,00 m<sup>2</sup>, cork  
Bedroom 3: 22,00 m<sup>2</sup>, cork  
Bathroom surface: 12,00 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Bathroom 2 : 12,00 m<sup>2</sup> shower and bath tub  
Laundry: Yes  
Wine cellar: Yes  
Attic: 23,00 m<sup>2</sup>

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
As-built certification: Yes  
Intimation: No  
Flooding area: 🏠 Flood area - delimited flood area  
Summons: Yes  
Environmental permit: Yes

## Parking

Garage: Yes