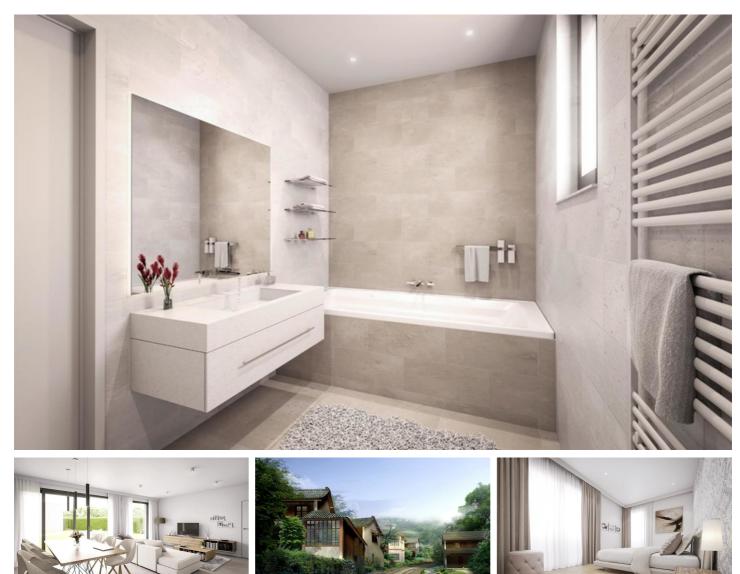


Naamsesteenweg 232 , 3001 Heverlee **Phone number:** +32 (0)16 89 51 89 **E-mail:** tom@fw4.be

For sale - Bel-etage

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

€ 286.000 Ref. 4091590



Number of bedrooms: 3 Number of bathrooms: 2 Garages: 2 Availability: at delivery Surf. Living: 234m² Surf. Plot: 2300m² Surf. terrace: 24m² Neighbourhood: villa PEB/EPB: 123kwh/m²/j Glazing type: tripple glazing

Description

Financial

Price: \notin 286.000,00 VAT applied: Yes Available: At delivery Available date: 30 July 2014 Land registry income: \notin 3.456,00 Indexed land registry income: \notin 2.345,00 Costs: \notin 254,00/month Land tax: \notin 11.111,00 Investment property: Yes

Building

Habitable surface: 234,00 m² Fronts: 4 Construction year: 2013 Renovation: 2014 State: New Floor: 1 Number of floors: 3 Main area: 215 m² Front width: 13,00 m Orangery: 22,00 m² Orientation rear: South

Comfort

Handicap friendly: Yes Alarm: Yes Parlophone: Yes Videophone: Yes Elevator: Yes Blinds: Yes Security door: Yes Fireplace: Yes Air conditioning: Yes Pool: Yes Poolhouse: Yes Tennis: Yes

Security

Access control: Yes

Location

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

Terrain

Ground area: 2.300,00 m² Ground depth: 235,00 m Width at the street: 234,00 m Garden: Yes Orientation terrace 1: South Orientation terrace 2: South-east

Layout

Living room: 30,00 m² Dining room: 40,00 m² Kitchen: 20,00 m², US hyper equipped Storage: Yes Bureau: 11,00 m² Bedroom 1: 21,00 m², parquet Bedroom 2: 22,00 m², tiled Bedroom 3: 23,00 m², carpet Bedroom 4: 24,00 m², laminate Bathroom 1: 12,00 m² Bathroom type: All comfort Bathroom 2 : 13.00 m² luxurious Toilets: 3 Terrace: 23,10 m² Second terrace: 24,00 m² Roof terrace: Yes Ventilated space: Yes Attic: 45,00 m²

Technics

Electricity: Yes Electricity details: 220 V Sewage: Yes Gas: Yes Access control type: Barrier Fence: Yes Fire prevention: Yes Fire prevention type: Sprinklers

Energy

EPC score: 123 EPC class: C Isolation: Yes Double glazing: Yes, thermic isol. Glazing type: 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 Water: Yes

Planning

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

Parking

Garage: 2 Carport: 2