



Naamsesteenweg 386 0003, 3001 Heverlee

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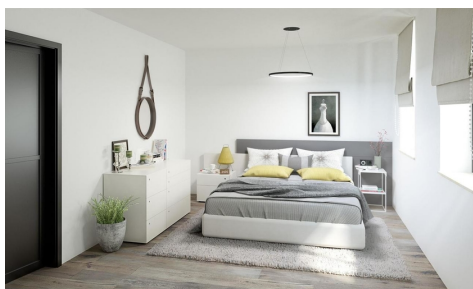
**E-mail:** cedric@fw4.be

## For sale - Castle

lange delle 49, 1970 Wezembeek-Oppem

**€ 400.000**

**Ref. 3216763**



Number of bedrooms: 10

Number of bathrooms: 4

Garages: 2

Availability: tbd with the tenant

Surf. Living: 230m<sup>2</sup>

Surf. Plot: 800m<sup>2</sup>

Surf. terrace: 122m<sup>2</sup>

Neighbourhood: residential area

PEB/EPB: 222kwh/m<sup>2</sup>/j

## Description

Korte beschrijving ENG

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## Financial

Price: € 400.000,00  
VAT applied: No  
Construction value: € 2.003,00  
VAT building: € 1,90  
Value land: € 2.000,00  
Available: Tbd with the tenant  
Land registry income: € 1.200,00  
Indexed land registry income: € 2.300,00  
Costs: € 123,00/month  
Land tax: € 111,00  
Investment property: Yes  
Liberal profession possible: Yes (32,00 m<sup>2</sup>)

## Building

Habitable surface: 230,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1999  
Renovation: 2015  
State: New  
Number of floors: 2  
Main area: 100 m<sup>2</sup>  
Front width: 34,00 m  
Outhouse: Yes  
Type roof: Couple roof  
Facade front: Glas  
Facade rear: Aluminium  
Orientation rear: South  
Orientation facade: North-east

## Comfort

Furnished: No  
Handicap friendly: Yes  
Concierge: Yes  
Alarm: Yes

## Location

Environment: Residential area, quiet  
School nearby: 6m  
Shops nearby: 4m  
Public transport nearby: 6m  
Highway nearby: 3m  
Train station nearby: 6m  
Sport center nearby: 6m  
Beach nearby: 6m

## 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  
Orientation terrace: North  
Orientation terrace 1: North

## Layout

Living room: 44,00 m<sup>2</sup>  
Dining room: 55,00 m<sup>2</sup>  
Kitchen: 65,00 m<sup>2</sup>, fully fitted  
Additional kitchen: Yes  
Bureau: 21,00 m<sup>2</sup>  
Veranda: Yes  
Studio: 33,00 m<sup>2</sup>  
Bedroom 1: 11,00 m<sup>2</sup>  
Bedroom 2: 12,00 m<sup>2</sup>  
Bedroom 3: 13,00 m<sup>2</sup>  
Bedroom 4: 14,00 m<sup>2</sup>  
Bedroom 5: 15,00 m<sup>2</sup>  
Bathroom type: Shower  
Shower rooms: 2  
Toilets: 2

Parlophone: Yes  
Videophone: Yes  
Smoke detector: Yes (  
Elevator: Yes  
Blinds: Yes  
Air conditioning: Yes  
Pool: Yes  
BBQ: Yes

## Specific area

Shopfloor: Yes

## Security

Access control: Yes

## Energy

EPC score: 222  
EPC total score: kWh/year  
EPC co2 emission: 221  
Double glazing: Yes, thermic isol.  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Oil (centr. heat.)  
Heating: Individual  
Certificate gas burner: Yes  
Solar panels: Photovoltaic  
Water tank: 1.200 L  
Oil tank: 2.109 L

Terrace: 12,00 m<sup>2</sup>  
Second terrace: 122,00 m<sup>2</sup>  
Laundry: Yes  
Cellar: Yes  
Ventilated space: Yes  
Attic: Yes

## Technics

Electricity: Yes  
Phone cables: Yes  
Phone syst.: Yes  
Water cleaning installation: Yes  
Septic well: Yes

## Planning

Building permission: Yes  
Destination: Living zone  
Intimation: No - existing summon  
Right of pre-emption: Yes  
Parcelling permission: Yes  
As-built: Yes  
As-built certification: Yes  
Flooding area: Potential flood area - delimited  
riverside area  
Summons: Yes  
Ground certificate: Yes  
Eco label: Yes  
Servitude: Yes

## Parking

Garage: 2  
Carport: Yes  
Parkings outside: 2