



Naamsesteenweg 232 , 3001 Heverlee

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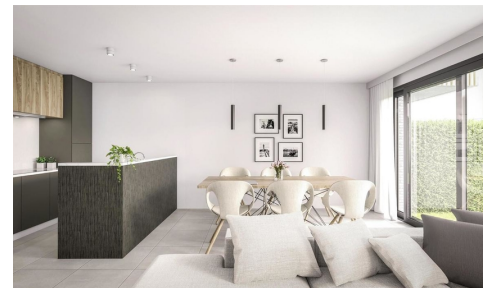
**E-mail:** tom@fw4.be

## For sale - Cottage

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

€ 321.500

Ref. V 01.01



Number of bedrooms: 4  
Number of bathrooms: 4  
Garages: 2  
Availability: at delivery

Surf. Living: 450m<sup>2</sup>  
Surf. Plot: 2300m<sup>2</sup>  
Surf. terrace: 24m<sup>2</sup>  
Neighbourhood: villa

PEB/EPB: 123kwh/m<sup>2</sup>/j  
Glazing type: tripple glazing

# Description

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## Financial

Price: € 321.500,00  
VAT applied: Yes  
Available: At delivery  
Available date: 30 July 2014  
Land registry income: € 3.456,00  
Indexed land registry income: € 2.345,00  
Costs: € 254,00/month  
Land tax: € 11.111,00  
Investment property: Yes  
Liberal profession possible: Yes

## Building

Habitable surface: 450,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 2013  
Renovation: 2014  
State: New  
Floor: 1  
Number of floors: 3  
Main area: 215 m<sup>2</sup>  
Front width: 13,00 m  
Orangery: 22,00 m<sup>2</sup>  
Orientation rear: South

## Comfort

Furnished: Yes  
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  
Sauna: Yes  
Tennis: Yes  
Fitness room: 12,00 m<sup>2</sup>

## Location

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

## Terrain

Ground area: 2.300,00 m<sup>2</sup>  
Ground depth: 235,00 m  
Width at the street: 234,00 m  
Garden: Yes (1.800,00 m<sup>2</sup>)  
Orientation terrace 1: South  
Orientation terrace 2: South-east

## Layout

Entrance hall: 5,00 m<sup>2</sup>  
Living room: 30,00 m<sup>2</sup>  
Dining room: 40,00 m<sup>2</sup>  
Kitchen: 20,00 m<sup>2</sup>, US hyper equipped  
Additional kitchen: 5,00 m<sup>2</sup>  
Storage: Yes  
Bureau: 11,00 m<sup>2</sup>  
Veranda: Yes  
Nighthall: 9,00 m<sup>2</sup>  
Bedroom 1: 21,00 m<sup>2</sup>, parquet  
Bedroom 2: 22,00 m<sup>2</sup>, tiled  
Bedroom 3: 23,00 m<sup>2</sup>, carpet  
Bedroom 4: 24,00 m<sup>2</sup>, laminate  
Bedroom 5: 25,00 m<sup>2</sup>, cork  
Bedroom 6: 26,00 m<sup>2</sup>, wooden floor  
Bedroom 7: 27,00 m<sup>2</sup>, quickstep  
Bedroom 8: 28,00 m<sup>2</sup>, linoleum  
Bedroom 9: 29,00 m<sup>2</sup>, natural stone  
Bedroom 10: 30,00 m<sup>2</sup>, marble  
Dressings: 12,00 m<sup>2</sup>  
Bathroom 1: 12,00 m<sup>2</sup>  
Bathroom type: All comfort  
Bathroom 2 : 13,00 m<sup>2</sup> luxurious  
Bathroom 3 : 14,00 m<sup>2</sup> bath  
Bathroom 4 : 15,00 m<sup>2</sup> shower and bath tub

## Security

Access control: 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

Shower rooms: 2  
Toilets: 3  
Terrace: 23,00 m<sup>2</sup>  
Second terrace: 24,00 m<sup>2</sup>  
Roof terrace: Yes  
Laundry: 11,00 m<sup>2</sup>  
Cellar: 21,00 m<sup>2</sup>  
Wine cellar: Yes  
Ventilated space: Yes  
Attic: 45,00 m<sup>2</sup>

## Technics

Electricity: Yes  
Electricity details: 220 V  
Sewage: Yes  
Gas: Yes  
Water: Yes

## Planning

Building permission: Yes  
Environmental permit: Yes  
Destination: Living zone  
Intimation: No  
Right of pre-emption: No  
Parcelling permission: Yes  
As-built: Yes  
As-built certification: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
07/12/2022  
Flooding area:  
 Flood area - delimited flood area  
Map of land authority: Yes  
Implentation plan: Yes  
Ground certificate: Yes

## Parking

Garage: 2  
Carport: 2  
Parkings outside: 5  
Parkings inside: 10