



Naamsesteenweg 386 0003, 3001 Heverlee

**Phone number:** +32 (0)16 89 51 89

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

## For sale - House

€ 400.000

Naamsesteenweg 232, 3001 Heverlee

Ref. 4162803



Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 22  
Availability: tbd with the owner

Surf. Living: 213m<sup>2</sup>  
Surf. Plot: 500m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 144kwh/m<sup>2</sup>/j  
Glazing type: tripple glazing,  
solar?

# Description

---

## Financial

Price: € 400.000,00  
Available: Tbd with the owner  
Land registry income: € 111,00  
Indexed land registry income: € 222,00  
Land tax: € 333,00  
Investment property: Yes

## Building

Habitable surface: 213,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1942  
Renovation: 2018  
State: Good state  
Front width: 12,00 m  
Type roof: Point roof

## Comfort

Furnished: Yes  
Handicap friendly: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Smoke detector: Yes ( )  
Elevator: Yes  
Blinds: Yes  
Security door: Yes  
Pool: Yes  
Tennis: Yes  
Domotica: Yes ( )

## Energy

EPC score: 144  
EPC class: B  
EPC co2 emission: 100  
Double glazing: Yes, thermic and acoustic isol.  
Glazing type: Tripple glazing, solar?  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Oil (centr. heat.)

## Location

Environment: Central, woods  
School nearby: 700m  
Shops nearby: 500m  
Public transport nearby: 500m  
Highway nearby: 1.200m  
Train station nearby: 3.000m  
City nearby: 400m

## Terrain

Ground area: 500,00 m<sup>2</sup>  
Width at the street: 9,00 m  
Horse stables: Yes  
Forest: Yes  
Park: Yes  
Pond: Yes  
Playground: Yes

## Layout

Living room: 16,00 m<sup>2</sup>  
Dining room: 18,00 m<sup>2</sup>  
Kitchen: 18,00 m<sup>2</sup>, US hyper equipped  
Storage: Yes  
Bureau: 16,00 m<sup>2</sup>  
Nighthall: 5,50 m<sup>2</sup>  
Bedroom 1: 16,80 m<sup>2</sup>  
Bedroom 2: 20,00 m<sup>2</sup>  
Bedroom 3: 9,00 m<sup>2</sup>  
Bedroom 4: 12,00 m<sup>2</sup>  
Bathroom 1: 9,00 m<sup>2</sup>  
Bathroom type: All comfort  
Bathroom 2 : 3,00 m<sup>2</sup>  
Toilets: 1  
Cellar: Yes


## Technics

Electricity: Yes  
Absorbing well: Yes  
Cable TV: Yes  
Sewage: Yes

Heating: Individual  
Solar panels: Yes  
Water tank: Yes

Gas: Yes  
Water: Yes

## Planning

Building permission: Not disclosed  
Destination: Living zone  
Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: Yes  
Parcelling permission: No  
As-built certification: Yes  
Flooding area:  
 Potential flood area - delimited flood area  
Map of land authority: Yes  
Implementation plan: Yes  
Ground certificate: Yes

## Parking

Garage: 22