



Naamsesteenweg 232 , 3001 Heverlee

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

E-mail: tom@fw4.be

For sale - Multi-purpose building

€ 1.234.567

Avenue du Bois Claude 5, 1340 Ottignies-Louvain-la-Neuve

Ref. Ref.2022.10.23_002



Number of bedrooms: 7

Number of bathrooms: 3

Availability: tbd with the tenant

Surf. Living: 765m²

Surf. Plot: 2000m²

Surf. terrace: 80m²

Neighbourhood: quiet

Description

Financial

Price: € 1.234.567,00

VAT applied: Yes

VAT building: € 400.399,00

Land registration: € 12.345,00

Available: Tbd with the tenant

Available date: 31 October 2023

Building

Habitable surface: 765,00 m²

Fronts: 4

State: Very good state

Number of floors: 4

Main area: 1.234 m²

Front width: 43,21 m

Comfort

Furnished: Yes

Blinds: Yes

Energy

EPC score: 0

EPC total score: 6 kWh/year

EPC code: 8

EPC class: App

EPC co2 emission: 0

Energy level: 999

Electricity certificate: Yes, not conform

Solar panels: Yes

Location

Environment: Quiet, countryside

Terrain

Ground area: 2.000,00 m²

Width at the street: 12,34 m

Garden: Yes (500,00 m²)

Orientation of the garden: South

Orientation terrace 2: North-east

Layout

Kitchen: Yes, US semi fitted

Bedroom 1: 31,00 m², pvc

Bedroom 2: 32,00 m², bambou

Bedroom 3: 33,00 m², concrete

Bedroom 4: 34,00 m², screed

Bedroom 5: 35,00 m², polished concrete

Bedroom 6: 36,00 m², resin

Bedroom 7: 37,00 m², wood

Bedroom 8: 38,00 m², industrial tiles

Bedroom 9: 39,00 m², industrial

Bedroom 10: 40,00 m², cork

Bathroom 1: 21,00 m²

Bathroom 2 : 22,00 m²

Bathroom 3 : 23,00 m²

Shower room: 7,70 m²

Terrace: 80,00 m²

Planning

Destination: Rural residential area

Building permission: No

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
07/12/2022

Intimation: Administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: 🧑 D

Summons: No

Parking

Garage: Yes

Parkings outside: Yes

Parkings inside: Yes