



Naamsesteenweg 386 0003, 3001 Heverlee

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

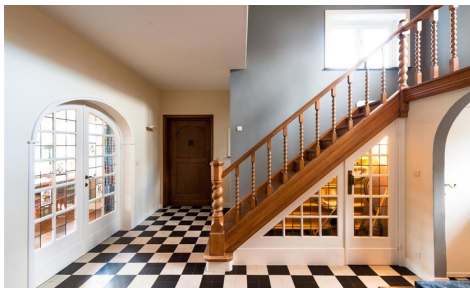
**E-mail:** cedric@fw4.be

## For sale - Semi-detached house

marmotlaan 39, 1970 Wezembeek-Oppem

€ 879.000

Ref. 2228948



Number of bedrooms: 4  
Number of bathrooms: 2  
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: 234kwh/m<sup>2</sup>/j  
Glazing type: tripple glazing

## Description

Prachtige hoeve van 450m<sup>2</sup> met 5 slaapkamers en 2 badkamers. Uitstekend isolatie, alle comfort is voorzien.  
ENG flash/sms, geen korte beschrijving

---

## Financial

Price: € 879.000,00  
VAT applied: Yes  
Available: At delivery  
Available date: 10 June 2016  
Land registry income: € 3.456,00  
Indexed land registry income: € 2.345,00  
Costs: € 254,00/month  
Land tax: € 11.111,00

## Building

Habitable surface: 450,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 2000  
Renovation: 2014  
State: Good state  
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

Pets allowed: Yes  
Handicap friendly: Yes  
Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Elevator: Yes  
Blinds: Yes  
Security door: Yes  
Fireplace: Yes  
Air conditioning: Yes  
Poolhouse: Yes

## Security

Access control: Yes  
Access control type: Barrier

## 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: 100,00 m  
Width at the street: 23,00 m  
Garden: Yes (1.800,00 m<sup>2</sup>)  
Orientation terrace 1: South  
Orientation terrace 2: South-east

## Layout

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  
Kitchen detail: ,  
Storage: Yes  
Bureau: 11,00 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  
Bathroom 1: 12,00 m<sup>2</sup>  
Bathroom type: All comfort  
Bathroom 2 : 13,00 m<sup>2</sup> luxurious  
Toilets: 3  
Terrace: 23,00 m<sup>2</sup>  
Second terrace: 24,00 m<sup>2</sup>  
Roof terrace: Yes  
Ventilated space: Yes  
Attic: 45,00 m<sup>2</sup>

## Technics

Electricity: Yes


Fence: Yes  
Fire prevention: Yes

## Energy

EPC score: 234  
EPC co2 emission: 1000  
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

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  
Flooding area:  
 Flood area - delimited flood area  
Map of land authority: Yes  
Implentation plan: Yes  
Ground certificate: Yes

## Parking

Garage: 2  
Carport: 2