



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

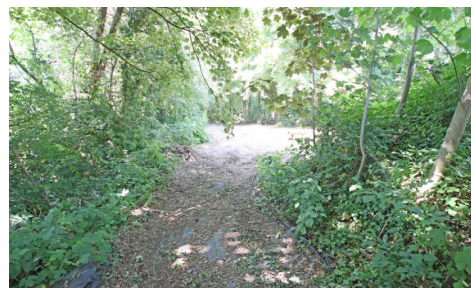
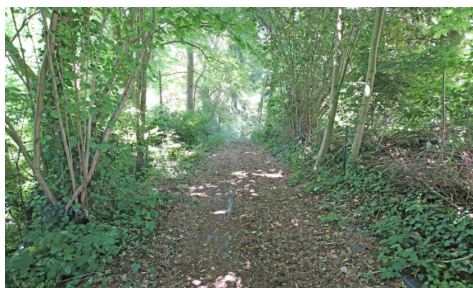
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## FOR SALE - BUILDING GROUND

Vlierbeekberg 71, 3090 Overijse

€ 550.000

Ref. 6821477



Availability: at the contract

Surf. Plot: 3618m<sup>2</sup>

## DESCRIPTION

### Unique rear-located building plot of 36a18ca in a prime location in Overijse - Vlierbeekberg

Dreaming of your own home in a green setting, close to Brussels? This beautiful building plot on the Vlierbeekberg in Overijse offers a unique opportunity to build your dream home in a quiet and residential area.

#### Highlights of this plot:

- **Excellent location:** Situated in a quiet, low-traffic street, surrounded by nature, close to both Jezus-Eik and Hoeilaart with all their amenities.
- **Great accessibility:** Easy access to the E411 and the Brussels Ring.
- **Peace and privacy:** A rear-located plot in a green and peaceful environment, perfect for families or those seeking a large plot with ample privacy.
- **Urban planning potential:** Suitable for the construction of a very spacious detached villa (urban planning regulations available upon request). The allotment is older than 15 years, so deviations from the regulations can in principle be permitted (after consultation with urban planning department and public inquiry).

**Don't miss this rare opportunity to build on one of the most beautiful locations between Hoeilaart and Overijse.**

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## FINANCIAL

Price: € 550.000,00

Available: At the contract

## TERRAIN

Ground area: 3.618,00 m<sup>2</sup>

Ground depth: 70,00 m

## PLANNING

Destination: Rural residential area

Building permission: No

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Summons: No

Servitude: Yes