



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

**E-mail:** david@kdcimmo.be

## FOR SALE - BUNGALOW

Sint-Jansbergsesteenweg 206, 3001 Heverlee

**Sold**

**Ref. 5311105**



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: tbd with the  
tenant

Surf. Living: 91m<sup>2</sup>

Surf. Plot: 454m<sup>2</sup>

PEB/EPB: 366kwh/m<sup>2</sup>/j

## DESCRIPTION

**Solid detached bungalow situated in Heverlee. Close to Imec, UZ Leuven, public transport, E40/E314. Construction of 1973, plot of 4.54ares.**

Ground floor: entrance hall with separate toilet, 30m<sup>2</sup> L-shaped living room, fitted kitchen (12m<sup>2</sup>) with breakfast corner, 2 bedrooms (12m<sup>2</sup> - 11m<sup>2</sup>), fitted bathroom (bath, basin in unit and connection for washing machine) (4m<sup>2</sup>).

Basement level: 4 cellars (total = 40m<sup>2</sup>), garage for 1 car (18m<sup>2</sup>).

Other information: double glazed windows, heating system on fuel, shutters, spacious driveway/terrace, currently rented. Flood report: Building G-score: D - Plot P-score: D - Not located in a flood risk zone

---

## FINANCIAL

Price: Info at the office

Available: Tbd with the tenant

Land registry income: € 1.068,00

Indexed land registry income: € 2.234,00

Land tax: € 1.105,00

## BUILDING

Habitable surface: 91,00 m<sup>2</sup>

Fronts: 4

Construction year: 1972

State: Good state

Orientation rear: North

## ENERGY

EPC score: 366

EPC class: D

Double glazing: Yes

Heating type: Oil (centr. heat.)

Heating: Individual

## TERRAIN

Ground area: 454,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Entrance hall: Yes

Living room: 30,00 m<sup>2</sup>

Kitchen: 12,00 m<sup>2</sup>, hyper equipped

Nighthall: 2,00 m<sup>2</sup>

Bedroom 1: 12,00 m<sup>2</sup>

Bedroom 2: 11,00 m<sup>2</sup>

Bathroom 1: 4,00 m<sup>2</sup>

Bathroom type: Shower in bath

Toilets: 1

Cellar: 40,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes



## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or  
administrative measure imposed  
Flooding area: Not located in flood area  
G-score:  D  
P-score:  D  
Summons: No  
Servitude: No

## **PARKING**

Garage: 1  
Parkings outside: 3  
Parkings inside: Yes