



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - EXCEPTIONAL HOUSE

Witherendreef 21, 3090 Overijse

Sold

Ref. 3439564



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 333m²
Surf. Plot: 610m²
Surf. terrace: 40m²

PEB/EPB: 396kwh/m²/j

DESCRIPTION

Renovated house with workshop/atelier located in Overijse (Jezus-Eik). Ideal for independant profession. Plot of 6are10ca, built in 1939. Renovated in 2012.

Layout of the house: entrance hall, 35m² living room, fitted kitchen (oven, microwave, cooker, fridge), separate toilet, access to a covered terrace.

1st floor: landing, 3 bedrooms (17m² + 16m² + 12m²), fitted bathroom (bath, shower, double basin in unit and toilet). Basement: laundry room, 2 spacious and dry cellars.

Shed/workshop (heated on both floors): 103m² on the ground floor. Large automatic door of 4.94m wide by 3m high, separate shower room with toilet. 1st floor (under roof): 85m².

Other info: Roof has been renovated and insulated in 2012, recent heating system. Separate meters for gas, water and electricity. Several parking spaces, very good location in the center of Jezus-Eik, good connection E411, R0.

Flood report: Building G-score: A - Plot P-score: A - Not located in a flood risk zone

FINANCIAL

Price: € 675.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 2.413,00

Indexed land registry income: € 4.605,00

Liberal profession possible: Yes

BUILDING

Habitable surface: 333,00 m²

Fronts: 3

Construction year: 1939

State: Good state

COMFORT

Furnished: No

Alarm: Yes

Blinds: Yes

ENERGY

EPC score: 396

EPC class: D

Double glazing: Yes

TERRAIN

Ground area: 610,00 m²

Garden: Yes

LAYOUT

Living room: 38,00 m²

Kitchen: 10,00 m², hyper equipped

Bedroom 1: 17,00 m²

Bedroom 2: 16,00 m²

Bedroom 3: 12,00 m²

Bathroom 1: 7,00 m²

Toilets: 1

Terrace: 40,00 m²

Laundry: Yes

Cellar: Yes

PLANNING

Destination: Living zone

Building permission: No

Parcelling permission: No

Right of pre-emption: Yes

Asbestos inventory certificate: Yes

Intimation: No - no legal correction or administrative measure imposed

Windows: Vinyl
Heating type: Gas (centr. heat.)
Heating: Individual

Summons: No
Servitude: Yes

PARKING

Garage: 1
Parkings outside: 8
Parkings inside: Yes