



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - EXCEPTIONAL HOUSE

Kruisstraat 20, 3090 Overijse

€ 650.000

Ref. 7586523



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 2

Availability: to be agreed upon

Surf. Living: 130m<sup>2</sup>

Surf. Plot: 21571m<sup>2</sup>

Neighbourhood: quiet

PEB/EPB: 1074kwh/m<sup>2</sup>/j

## DESCRIPTION

**Very quietly located house to renovate with garage on a huge plot of 2ha15ca. IDEAL FOR HORSE LOVERS.** The house itself needs to be renovated / rebuilt. Width of the plot at the street side: 25.7 m.

Layout: entrance hall, 32 m<sup>2</sup> living room, bathroom.

Level -1: kitchen, storage room, cellar.

First floor: 3 bedrooms.

Outdoor space: separate garage building, storage room, greenhouse.

Enormous potential and ideal for horse or animal lovers. Quiet location in a low-traffic street near the centre of Overijse and all amenities. More information available in our office.

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## FINANCIAL

Price: € 650.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 599,00

Indexed land registry income: € 1.345,00

Land tax: € 353,00

## BUILDING

Habitable surface: 130,00 m<sup>2</sup>

Fronts: 4

Construction year: 1930

State: To be renovated

Orientation rear: South-east

## ENERGY

EPC score: 1074

EPC code: 20260221-0003807867-RES-1

EPC class: F

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Wood stove

## LOCATION

Environment: Quiet, countryside

## TERRAIN

Ground area: 21.571,00 m<sup>2</sup>

Width at the street: 25,70 m

Garden: Yes

## LAYOUT

Entrance hall: Yes

Living room: 32,00 m<sup>2</sup>

Kitchen: 17,00 m<sup>2</sup>, not fitted

Veranda: Yes

Nighthall: Yes

Bedroom 1: 14,00 m<sup>2</sup>

Bedroom 2: 15,00 m<sup>2</sup>

Bedroom 3: 7,00 m<sup>2</sup>

Bathroom 1: 7,00 m<sup>2</sup>

Toilets: 1

Cellar: 14,00 m<sup>2</sup>

Attic: 20,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes

## **PLANNING**

Building permission: No

Destination: Rural residential area

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: Yes

Parcelling permission: Yes

Water-sensitive open space area: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

## **PARKING**

Garage: 2

Parkings outside: 4