



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - HOUSE

Tenots 12, 3090 Overijse

**Sold**

**Ref. 3445845**



Number of bedrooms: 4

Number of bathrooms: 1

Availability: tbd with the owner

Surf. Living: 250m<sup>2</sup>

Surf. Plot: 2896m<sup>2</sup>

Surf. terrace: 50m<sup>2</sup>

PEB/EPB: 124kwh/m<sup>2</sup>/j

## DESCRIPTION

**Very spacious and quietly located recent house near the center of Overijse. Built in 2010. Plot of 28are96ca with a nice view at the back.**

Ground floor (tiled floor): entrance hall with built-in cupboards, separate toilet with basin, 32m<sup>2</sup> living room with fireplace, fully fitted kitchen with breakfast area and sliding window to terrace, storage/laundry room with access to terrace, office room with built-in-cupboards.

First floor: landing, separate toilet, fitted bathroom with double basin in unit, bath and shower, master bedroom with ensuit roof terrace and dressing room, 2 spacious bedrooms.

Attic: (30m<sup>2</sup>) can be further converted.

Outside area: parking space for several cars in front. Fenced garden, beautiful view at the back, several terraces, carport for 2 cars, garden shed.

Other info: PVC windows double glazing, gas heating, rainwater, 250m<sup>2</sup> habitable space including attic. Walking distance from the center, all amenities and sports facilities, very quiet location.

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

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## FINANCIAL

Price: € 660.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.545,00

Indexed land registry income: € 2.948,00

Land tax: € 944,00

## BUILDING

Habitable surface: 250,00 m<sup>2</sup>

Fronts: 3

Construction year: 2010

State: Good state

Orientation rear: North

## COMFORT

Furnished: No

## ENERGY

EPC score: 124

EPC class: B

## TERRAIN

Ground area: 2.896,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

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

Kitchen: 11,00 m<sup>2</sup>, hyper equipped

Bureau: 7,00 m<sup>2</sup>

Bedroom 1: 13,00 m<sup>2</sup>

Bedroom 2: 18,00 m<sup>2</sup>

Bedroom 3: 12,00 m<sup>2</sup>

Bedroom 4: 30,00 m<sup>2</sup>

Bathroom 1: 9,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 50,00 m<sup>2</sup>

Laundry: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

Cable TV: Yes  
Sewage: No  
Gas: Yes  
Water: Yes

## **PLANNING**

Destination: Rural residential area  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: Yes  
Intimation: No - no legal correction or  
administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

## **PARKING**

Parkings outside: 5