



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: 250m²

Surf. Plot: 2896m²

Surf. terrace: 50m²

PEB/EPB: 124kwh/m²/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, 32m² 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: (30m²) 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, 250m² 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

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 m²

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 m²

Garden: Yes

LAYOUT

Living room: 32,00 m²

Kitchen: 11,00 m², hyper equipped

Bureau: 7,00 m²

Bedroom 1: 13,00 m²

Bedroom 2: 18,00 m²

Bedroom 3: 12,00 m²

Bedroom 4: 30,00 m²

Bathroom 1: 9,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 50,00 m²

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