



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - HOUSE

Esmoreitlaan 7, 3090 Overijse

**Sold**

**Ref. 5530743**



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: to be agreed upon

Surf. Living: 140m<sup>2</sup>

Surf. Plot: 569m<sup>2</sup>

Surf. terrace: 25m<sup>2</sup>

Neighbourhood: quiet

PEB/EPB: 409kwh/m<sup>2</sup>/j

# DESCRIPTION

**Very quietly located detached house near all amenities in Overijse, south facing plot of 5are69ca, built in 1973.**

Ground floor: entrance hall, separate toilet with basin, 28m² living room with fireplace, kitchen, garage with automatic door.

First floor: night hall, 4 bedrooms (15m² + 12m² + 13,5m² + 8m²), bathroom with bathtub, sink and toilet.

Other information: attic, gas heating, new windows double glazing, pleasant terrace and garden, electrical installation conform, quiet location near the center and all amenities.

Flood report: G-score: A - P-score: A - Not located in flood risk zone Renovation obligation to D-score within 5 years after purchase.

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## FINANCIAL

Price: € 415.000,00  
VAT applied: No  
Available: To be agreed upon  
Land registry income: € 1.874,00  
Indexed land registry income: € 3.919,00  
Land tax: € 1.371,00

## BUILDING

Habitable surface: 140,00 m²  
Fronts: 4  
Construction year: 1973  
Renovation: 2023  
State: Good state  
Orientation rear: South

## ENERGY

EPC score: 409  
EPC code: 20230916-0002987637-RES-1  
EPC class: E  
Double glazing: Yes, thermic isol.  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

## LOCATION

Environment: Quiet

## TERRAIN

Ground area: 569,00 m²  
Garden: Yes  
Orientation terrace 1: South-west

## LAYOUT

Living room: 28,00 m²  
Kitchen: 10,00 m²  
Nighthall: 4,00 m²  
Bedroom 1: 15,00 m²  
Bedroom 2: 13,50 m²  
Bedroom 3: 12,00 m²  
Bedroom 4: 8,00 m²  
Bathroom 1: 6,00 m²  
Bathroom type: Bath  
Toilets: 2  
Terrace: 25,00 m²

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Reserve zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: Yes

Obligation to renovate: Yes

Asbestos inventory certificate: 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**

Garage: 1

Parkings outside: 2

Parkings inside: 1