



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - HOUSE

Frans Verbeekstraat 154A, 3090 Overijse

**Sold**

**Ref. 5896372**



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: to be agreed upon

Surf. Living: 200m<sup>2</sup>

Surf. terrace: 35m<sup>2</sup>

PEB/EPB: 216kwh/m<sup>2</sup>/j

# DESCRIPTION

**Beautiful semi-detached house located near the center of Overijse, close to shops, schools, bus stop, train station (3,4km), E411... Year of construction 2001, plot of 2are90ca. Initially built as a home with work space, but can also be used differently (spacious home, kangaroo home, combination living /working, space for independent professions, additional bedrooms...).**

Ground floor: entrance hall with separate toilet, laundry room, 3 practice rooms (total = +/-44m²), garage for 1 car with electric gate.

First floor: hall, 45m² living room in L-shape with open plan fully fitted kitchen (renewed in 2015), terrace with access to garden.

Second floor: landing with separate toilet, 3 bedrooms with built-in-cupboards, fitted bathroom (renewed in 2019).

Other information: double glazing, gas central heating, alarm system, water softener, electric shutters in the bedrooms, 3 parking spaces in front of the house, electricity CONFORM.

Available December 2024.

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## FINANCIAL

Price: € 499.000,00  
Available: To be agreed upon  
Land registry income: € 1.539,00  
Indexed land registry income: € 3.219,00  
Land tax: € 1.126,79  
Liberal profession possible: Yes (44,00 m²)

## BUILDING

Habitable surface: 200,00 m²  
Fronts: 3  
Construction year: 2001  
State: Very good state

## COMFORT

Alarm: Yes  
Blinds: Yes

## ENERGY

EPC score: 216  
EPC code: 20230314-0002836520-RES-1

## TERRAIN

Garden: Yes

## LAYOUT

Entrance hall: 9,01 m²  
Living room: 45,00 m²  
Kitchen: 9,41 m², hyper equipped  
Bureau: Yes  
Nighthall: 3,88 m²  
Bedroom 1: 12,48 m²  
Bedroom 2: 10,79 m²  
Bedroom 3: 10,70 m²  
Bathroom 1: 7,11 m²  
Toilets: 2  
Terrace: 35,00 m²  
Laundry: 9,26 m²


## TECHNICS

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

EPC class: C  
Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

Gas: Yes  
Water: Yes

## PLANNING

Destination: Agricultural zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: Yes  
Intimation: No  
G-score: B  
P-score:  D  
Summons: No  
Servitude: No

## PARKING

Garage: 1  
Parkings outside: 3  
Parkings inside: 1