



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

E-mail: david@kdcimmo.be

FOR SALE - HOUSE

Waversesteeweg 181, 3090 Overijse

€ 395.000

Ref. 6791449



Number of bedrooms: 2
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 215m²
Surf. Plot: 265m²
Surf. terrace: 115m²

PEB/EPB: 424kwh/m²/j

DESCRIPTION

Detached house with spacious garage in Overijse - ideal for self-employed or mechanic!

This largely renovated home (2025) offers comfort, space, and functionality – perfect for combining living and working. Located in a good location in Overijse, it features an **extra-large 55 m² garage with inspection pit**, ideal for a mechanic or self-employed professional.

Layout:

Ground floor: entrance hall, spacious 38 m² living room with built-in cassette fireplace, hallway with built-in wardrobes, fully equipped bathroom (bathtub, shower, sink, toilet), large kitchen with breakfast area and access to the terrace, laundry room.

First floor: landing with access to a pleasant roof terrace, 2 bedrooms, separate toilet.

Second floor: attic of 30 m² to be converted as desired.

Cellar for additional storage.

Highlights:

New façade with 14 cm insulation

New windows and doors

Compliant electrical installation

Roof insulation to be installed → **potential EPC rating: C**

Very spacious garage with inspection pit – **ideal for home-based work**

Move-in ready home with a professional workspace – a unique opportunity!

FINANCIAL

Price: € 395.000,00

Available: Tbd with the owner

Land registry income: € 1.125,00

Indexed land registry income: € 2.448,00

Land tax: € 846,00

Liberal profession possible: Yes

BUILDING

Habitable surface: 215,00 m²

Fronts: 4

Construction year: 1950

Renovation: 2025

State: Good state

Type roof: Saddle roof

Orientation rear: North-east

COMFORT

Furnished: No

Fireplace: Yes

TERRAIN

Ground area: 265,00 m²

Garden: Yes

LAYOUT

Entrance hall: 10,00 m²

Living room: 38,00 m²

Kitchen: 18,00 m², fully fitted

Storage: Yes

Nighthall: 4,00 m²

Bedroom 1: 19,00 m²

Bedroom 2: 14,00 m²

Bathroom 1: 13,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 115,00 m²

Laundry: 4,00 m²

Cellar: 20,00 m²

Attic: 30,00 m²

TECHNICS

ENERGY

EPC score: 424

EPC code: 20250508-0002875009-RES-2

EPC class: E

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Oil (centr. heat.)

Heating: Individual

Water tank: Yes

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

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

Water-sensitive open space area: No

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 5

Parkings inside: 3