



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - HOUSE

Kruisstraat 20, 3090 Overijse

€ 395.000

Ref. 7719017



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 130m²
Surf. Plot: 1657m²

PEB/EPB: 1074kwh/m²/j

DESCRIPTION

Beautifully located property to renovate with lovely views on a plot of 16a57ca in Overijse.

Built in 1930, renovation required. South-east orientation at the rear. Plot width at the street side: 25.7 m.

Ground floor: entrance hall, 32 m² living room, bathroom.

Level -1 (garden level): kitchen, storage room, cellar.

First floor: 3 bedrooms.

Outdoor space: separate garage building, storage room, greenhouse, beautiful views at the rear.

Quietly located in a cul-de-sac near the centre of Overijse and all amenities.

Possibility to purchase an additional 2 hectares of pasture land (agricultural zone).

FINANCIAL

Price: € 395.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 599,00

Indexed land registry income: € 1.378,00

Land tax: € 351,00

Liberal profession possible: No

BUILDING

Habitable surface: 130,00 m²

Fronts: 4

Construction year: 1930

State: To be renovated

Orientation rear: South-east

COMFORT

Furnished: No

Fireplace: Yes

ENERGY

EPC score: 1074

EPC code: 20260221-0003807867-RES-1

EPC class: F

Windows: Wood

Electricity certificate: Yes, not conform

TERRAIN

Ground area: 1.657,00 m²

Garden: Yes

LAYOUT

Living room: 32,00 m²

Kitchen: 17,00 m², not fitted

Veranda: Yes

Nighthall: 2,00 m²

Bedroom 1: 15,00 m²

Bedroom 2: 14,00 m²

Bedroom 3: 7,00 m²

Bathroom 1: 7,00 m²

Toilets: 1

Cellar: 14,00 m²

Attic: 20,00 m²

TECHNICS

Electricity: Yes

Cable TV: Yes

Sewage: Yes

Gas: No

Water: Yes

PLANNING

Building permission: Yes

Heating type: Wood stove

Heating: Individual

Destination: Rural residential area

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Water-sensitive open space area: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

Management measures recorded in the register of measures: No

PARKING

Garage: 1

Parkings outside: 4

Parkings inside: 2