



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

E-mail: david@kdcimmo.be

FOR SALE - HOUSE

Annegijsboslaan 30, 3090 Overijse

€ 450.000

Ref. 7762726



Number of bedrooms: 5
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 250m²
Surf. Plot: 895m²
Surf. terrace: 20m²
Neighbourhood: residential area

PEB/EPB: 657kwh/m²/j

DESCRIPTION

Very quietly situated villa in a sought-after residential area close to the centre of Overijse.

Built in 1976 on a plot of 895 m², this property offers generous living space and represents an excellent renovation opportunity to create a spacious family home tailored to your own preferences.

Ground floor: entrance hall, separate toilet, shower, spacious 45 m² living room with access to the veranda, 17 m² kitchen, utility room, and garage with automatic door.

First floor: landing, 4 bedrooms (25 m², 15 m², 12 m² and 12 m²), fitted bathroom with bathtub and double washbasin in vanity unit, separate toilet.

Attic: 33 m² games room/multi-purpose room.

Basement: fully basemented (100 m²) with direct access to the garden.

Additional information: beautiful private garden, gas-fired central heating, asbestos-safe property, renovation required, exceptionally quiet location in a low-traffic residential neighbourhood close to the town centre and all amenities.

FINANCIAL

Price: € 450.000,00

Available: Tbd with the owner

Land registry income: € 2.709,00

Indexed land registry income: € 6.231,00

Land tax: € 2.119,00

Liberal profession possible: No

BUILDING

Habitable surface: 250,00 m²

Fronts: 4

Construction year: 1976

State: To be renovated

Orientation rear: North-west

COMFORT

Furnished: No

Fireplace: Yes

ENERGY

EPC score: 657

EPC code: 20260609-0003889634-RES-1

EPC class: F

Double glazing: Yes

LOCATION

Environment: Residential area, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 895,00 m²

Garden: Yes

LAYOUT

Entrance hall: 15,00 m²

Living room: 45,00 m²

Kitchen: 17,00 m², semi fitted

Veranda: Yes

Nighthall: 10,00 m²

Bedroom 1: 25,00 m²

Bedroom 2: 15,00 m²

Bedroom 3: 13,00 m²

Bedroom 4: 13,00 m²

Bedroom 5: 33,00 m²

Bathroom 1: 7,00 m²

Bathroom type: Bath

Shower rooms: 1

Toilets: 2

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Terrace: 20,00 m²

Laundry: 7,00 m²

Cellar: 100,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Yes

Destination: Agricultural zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

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

Garage surface area: 16,00 m²

Parkings outside: 2

Parkings inside: 1