



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

E-mail: david@kdcimmo.be

FOR SALE - HOUSE

Venelle de la Ramée 3, 1300 Wavre

€ 485.000

Ref. 7132005



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: tbd with the owner

Surf. Living: 140m²

Surf. Plot: 700m²

Surf. terrace: 30m²

Neighbourhood: quiet

PEB/EPB: 166kwh/m²/j

DESCRIPTION

Move-in Ready House near the Center of Wavre

Very quietly located house in a low-traffic neighborhood, close to the E411, Wavre city center and all amenities. Built in 2002, plot of 7 ares.

Layout

Ground floor:

Entrance hall

Separate toilet

Cozy 33 m² living room with parquet flooring

Open, fully equipped kitchen

Garage for 1 car

Storage / utility room

First floor:

Night hall

Separate toilet

3 beautiful bedrooms

Fitted bathroom with shower over bath and double sink

Storage attic

Basement:

Fully cellared

Dry storage room

Outdoor space

30 m² terrace

Enclosed garden

Additional information

Electrical installation compliant

Double glazing

Recent gas heating system

Very quiet location in a child-friendly neighborhood

???? A move-in ready house, ideal for those who want to live quietly while staying close to facilities and main roads.

FINANCIAL

Price: € 485.000,00

Available: Tbd with the owner

Land registry income: € 2.119,00

Indexed land registry income: € 4.756,00

Land tax: € 1.742,00

BUILDING

Habitable surface: 140,00 m²

LOCATION

Environment: Quiet, residential area

TERRAIN

Ground area: 700,00 m²

Garden: Yes

LAYOUT

Fronts: 4
Construction year: 2002
State: Good state
Orientation rear: South-east

COMFORT

Furnished: No
Alarm: Yes

ENERGY

EPC score: 166
EPC code: 20190821019105
EPC class: B
Isolation: Yes
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

Entrance hall: 9,00 m²
Living room: 33,00 m²
Kitchen: 10,00 m², US hyper equipped
Storage: Yes
Nighthall: Yes
Bedroom 1: 17,00 m²
Bedroom 2: 13,00 m²
Bedroom 3: 12,00 m²
Bathroom 1: 6,00 m²
Bathroom type: Shower in bath
Toilets: 2
Terrace: 30,00 m²
Laundry: 8,00 m²
Cellar: 80,00 m²
Attic: 15,00 m²

TECHNICS

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

PLANNING

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: Not disclosed

PARKING

Garage: 1
Parkings outside: 2
Parkings inside: 1