



Gemeenteplein 9 , 3040 Huldenberg

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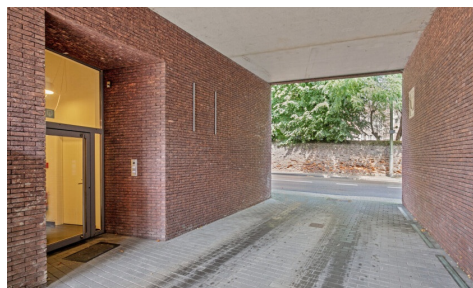
**E-mail:** david@kdcimmo.be

## FOR SALE - PENTHOUSE

Waversesteenweg 50 B2.3, 3090 Overijse

€ 520.000

Ref. 6297172



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

Surf. Living: 110m<sup>2</sup>  
Surf. terrace: 50m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 80kwh/m<sup>2</sup>/j

## DESCRIPTION

**Fantastic luxury duplex apartment with unique terrace and lots of light right in the center of Overijse. Close to all amenities, but really an oasis of calm.**

2nd floor: entrance hall, separate toilet with basin, 2 spacious bedrooms (16m<sup>2</sup> + 15m<sup>2</sup>) with fitted wardrobes and desk, fitted shower room with walk-in shower and basin in unit, beautiful custom staircase to floor.

3rd floor: very spacious living room of 40m<sup>2</sup> with lots of light and access to huge roof terrace (south facing), open plan fully equipped custom kitchen (Miele appliances), storage/laundry room.

Other information: large covered car parking space, elevator, basement, air conditioning, several built-in closets, built-in speakers, built-in lighting, provision for alarm system, apartment finished and furnished with quality materials, perfect condition. Electrical installation compliant, EPC A, all consumption individual.

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## FINANCIAL

Price: € 520.000,00

Available: Tbd with the owner

Land registry income: € 1.631,00

Indexed land registry income: € 3.550,00

Land tax: € 1.242,00

## BUILDING

Habitable surface: 110,00 m<sup>2</sup>

Fronts: 3

Construction year: 2014

State: Very good state

Floor: 2

Number of floors: 3

## COMFORT

Videophone: Yes

Air conditioning: Yes

## ENERGY

EPC score: 80

EPC code: 20250802-0003657519-RES-1

EPC class: A

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

## LOCATION

Environment: Central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Orientation terrace 1: South

## LAYOUT

Entrance hall: Yes

Living room: 40,00 m<sup>2</sup>

Kitchen: 10,00 m<sup>2</sup>, US hyper equipped

Nighthall: 5,00 m<sup>2</sup>

Bedroom 1: 16,00 m<sup>2</sup>

Bedroom 2: 15,00 m<sup>2</sup>

Bathroom 1: 7,00 m<sup>2</sup>

Bathroom type: Shower

Toilets: 1

Terrace: 50,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

## TECHNICS

Electricity: Yes

Sewage: Yes

Heating: Individual

Gas: Yes

Water: Yes

## PLANNING

Destination: Rural residential area


Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings outside: 1

Parkings inside: Yes