



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

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

## FOR RENT - VILLA

Venusberg 12, 3090 Overijse

**Rented**

**Ref. 5434650**



Number of bedrooms: 4

Number of bathrooms: 2

Garages: 1

Availability: immediately

Surf. Living: 150m<sup>2</sup>

Surf. terrace: 50m<sup>2</sup>

PEB/EPB: 276kwh/m<sup>2</sup>/j

## DESCRIPTION

**Pleasant house with lots of light, located in a very quiet area in Overijse (Tombeek). Recent heating system on gas, double glazing, air conditioning, solar panels...**

Ground floor: entrance hall, separate toilet, 40m<sup>2</sup> living room with fireplace and access to 2 terraces, fully fitted kitchen, 2 bedrooms (16m<sup>2</sup>+12m<sup>2</sup>) of which 1 with built-in-wardrobes and 1 basin, fitted bathroom (will be renovated) with bath, walk-in shower and 2 basins.

First floor: spacious landing/office, separate toilet, 2 bedrooms (20m<sup>2</sup> + 11m<sup>2</sup>), renovated bathroom with shower in bath and 1 basin in unit.

Basement level: spacious garage with electric door, cellar, laundry.

Other information: garden with garden shed, 2 terraces, driveway for 2 cars...

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## FINANCIAL

Price: € 1.600,00 per month

Available: Immediately

## BUILDING

Habitable surface: 150,00 m<sup>2</sup>

Fronts: 4

State: Good state

## COMFORT

Air conditioning: Yes

## ENERGY

EPC score: 276

EPC code: 20230407-0002860403-RES-1

EPC class: C

Double glazing: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

Solar panels: Yes

## TERRAIN

Garden: Yes

## LAYOUT

Entrance hall: Yes

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

Kitchen: 12,00 m<sup>2</sup>

Nighthall: Yes

Bedroom 1: 20,00 m<sup>2</sup>

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

Bedroom 3: 12,00 m<sup>2</sup>

Bedroom 4: 11,00 m<sup>2</sup>

Bathroom 1: 9,00 m<sup>2</sup>

Bathroom type: All comfort

Bathroom 2 : 6,50 m<sup>2</sup>

Toilets: 2

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

Laundry: Yes

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PARKING**

Garage: 1

Parkings outside: 2

Parkings inside: 2