



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - VILLA

Tervuursesteenweg 516A, 3061 Leefdaal

Sold

Ref. 5383485



Number of bedrooms: 5
Number of bathrooms: 2
Garages: 2
Availability: to be agreed upon

Surf. Living: 230m²
Surf. Plot: 2537m²
Surf. terrace: 50m²

PEB/EPB: 254kwh/m²/j

DESCRIPTION

Spacious renovated villa with recent techniques located on a plot of 25 ares with a beautiful view over the fields in Leefdaal. Year of construction 1978, year of renovation 2020.

Ground floor (street level): entrance hall with cloakroom, garage for 2 cars, 3 bedrooms (22m² + 8m² + 8m²) of which 2 with built-in wardrobes, office and ensuite shower room, landing with separate toilet, fitted bathroom with bath, shower and 1 washbasin in unit.

Garden level: very spacious and bright living room of 60m² with access to terrace/garden, open plan fully fitted kitchen, separate toilet, storage room, laundry room, 2 cellars.

First floor: landing, 2 bedrooms (20m² + 13m²).

Outdoor area: recently fully landscaped garden with large terrace, garden house and beautiful view over the fields, driveway for 4 cars.

Other information: 14 solar panels, heat pump, rainwater recovery, underfloor heating, double glazing, water softener, electrical installation conform.

Good connection to Brussels/Leuven/Tervuren, near public transport, E40... Flood report: Building G-score: A - Plot P-score: A - Not located in a flood risk zone.

FINANCIAL

Price: € 599.000,00

Available: To be agreed upon

BUILDING

Habitable surface: 230,00 m²

Fronts: 4

Construction year: 1978

Renovation: 2020

State: Very good state

COMFORT

TERRAIN

Ground area: 2.537,00 m²

Garden: Yes

LAYOUT

Entrance hall: 8,00 m²

Living room: 60,00 m²

Kitchen: 16,00 m², US hyper equipped

Storage: 4,00 m²

Nighthall: 5,00 m²

Bedroom 1: 22,00 m²

Bedroom 2: 20,00 m²

Bedroom 3: 13,00 m²

Fireplace: Yes

ENERGY

EPC score: 254

EPC code: 20230311-0002830648-RES-1

EPC class: C

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Hot air pump

Heating: Individual

Solar panels: Yes

Water tank: Yes

Bedroom 4: 8,00 m²

Bedroom 5: 8,00 m²

Bathroom 1: 5,00 m²

Bathroom 2 : 3,00 m²

Toilets: 2

Terrace: 50,00 m²

Laundry: 7,50 m²

Cellar: 12,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: No

Right of pre-emption: Yes

Intimation: No

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Garage: 2

Parkings outside: 4

Parkings inside: 2