



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - VILLA

Abstraat 18, 3090 Overijse

Sold

Ref. 5492358



Number of bedrooms: 3

Number of bathrooms: 1

Availability: tbd with the owner

Surf. Living: 178m²

Surf. Plot: 518m²

Surf. terrace: 30m²

PEB/EPB: 42kwh/m²/j

DESCRIPTION

Unique recently built house with fantastic views over a nature reserve in Tombeek. Year of construction 2016, south-facing plot of 5are18ca.

Street level layout: entrance hall, separate toilet with basin, hall, master bedroom with dressing room, 2 beautiful extra bedrooms, fitted bathroom with bath, walk-in shower, double basin in unit and toilet.

Garden level: pleasant living room of 42m² with open plan fully equipped kitchen with breakfast corner, office space, storage/laundry room/technical room, south facing terrace with beautiful view over nature reserve.

Other information: solar panels, ventilation system D, air conditioning in the bedrooms, rainwater recovery, electrical installation conform, E-level 24. Flood report: Building G-score: A - Plot P-score: A - Not located in a flood risk zone

FINANCIAL

Price: € 580.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 2.208,00

Indexed land registry income: € 4.618,00

Land tax: € 1.616,51

BUILDING

Habitable surface: 178,00 m²

Fronts: 4

Construction year: 2016

State: Very good state

Type roof: Flat roof

Orientation rear: South

COMFORT

Air conditioning: Yes

ENERGY

EPC score: 42

EPC code: 23062-G-

2014_19856/EP10668/A001/D01/SD001

EPC class: A

Isolation: Yes

Double glazing: Yes

Windows: Vinyl

TERRAIN

Ground area: 518,00 m²

Garden: Yes

LAYOUT

Entrance hall: 5,00 m²

Living room: 42,00 m²

Kitchen: Yes, US hyper equipped

Bureau: 11,00 m²

Nighthall: 6,00 m²

Bedroom 1: 13,00 m²

Bedroom 2: 11,00 m²

Bedroom 3: 11,00 m²

Dressings: 9,00 m²

Bathroom 1: 9,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 30,00 m²

Laundry: 13,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual
Solar panels: Yes
Water tank: 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: A
P-score: A
Summons: No
Servitude: Yes

PARKING

Parkings outside: 4