



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

E-mail: david@kdcimmo.be

FOR SALE - VILLA

Kerkeweg 17, 3090 Overijse

€ 595.000

Ref. 5946538



Number of bedrooms: 5
Number of bathrooms: 2
Garages: 1
Availability: tbd with the owner

Surf. Living: 190m²
Surf. Plot: 700m²
Surf. terrace: 60m²
Neighbourhood: residential area

PEB/EPB: 190kwh/m²/j

DESCRIPTION

**Surprisingly spacious and ready to move in property in a convenient location in Overijse.
Completely renovated in 2014, plot of 7are.**

Ground floor: entrance hall with built-in cupboards, separate toilet, storage room, bedroom 1, new shower room with walk-in shower and basin in unit, 33m² living room, new open plan kitchen with access to terrace and garden, office, laundry room.

Floor 1: hall, 4 nice bedrooms, dressing room, fitted bathroom with shower, bath, basin in unit and toilet.

Outside space: separate garage with storage room, garden, new terrace, parking for several cars.

Other information: gas heating, PVC windows double glazed, recently redecorated, rain water recuperation, small finishes to be foreseen, quiet location near E411, center Overijse and Maleizen and all amenities, gas heating, EPC B, flood report: G-score: A - P-score: A - Not located in flood risk zone.

FINANCIAL

Price: € 595.000,00

Available: Tbd with the owner

Land registry income: € 741,00

BUILDING

Habitable surface: 190,00 m²

Fronts: 4

Construction year: 1949

Renovation: 2014

State: Good state

Number of floors: 2

Orientation rear: East

COMFORT

Furnished: No

ENERGY

EPC score: 190

EPC code: 20230929-0002991751-RES-1

EPC class: B

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

LOCATION

Environment: Residential area

TERRAIN

Ground area: 700,00 m²

Garden: Yes

Orientation terrace 1: South-east

LAYOUT

Entrance hall: 17,00 m²

Living room: 33,00 m²

Kitchen: 21,00 m²

Bureau: 7,00 m²

Nighthall: 5,00 m²

Bedroom 1: 14,50 m²

Bedroom 2: 13,00 m²

Bedroom 3: 14,00 m²

Bedroom 4: 16,00 m²

Bedroom 5: 15,00 m²

Dressings: 11,00 m²

Bathroom 1: 7,00 m²

Bathroom 2 : 5,00 m²

Toilets: 2

Terrace: 60,00 m²

Laundry: 8,00 m²

Cellar: 13,00 m²

Heating: Individual

Water tank: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Rural residential area

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Yes

Asbestos inventory certificate: Yes

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: No

PARKING

Garage: 1

Parkings outside: 4

Parkings inside: Yes