



Gemeenteplein 9 , 3040 Huldenberg

**Phone number:** 0494645450

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

## FOR SALE - VILLA

Alfons Moerenhoutstraat 36, 3090 Overijse

€ 685.000

Ref. 6961994



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

Surf. Living: 284m<sup>2</sup>  
Surf. Plot: 2393m<sup>2</sup>  
Surf. terrace: 33m<sup>2</sup>

PEB/EPB: 182kwh/m<sup>2</sup>/j

## DESCRIPTION

**Quietly located villa/bungalow in perfect condition, within walking distance of the center of Overijse, built in 2007 on a plot of 23are93ca. Offers space, comfort, and privacy.**

Ground floor: spacious entrance hall, separate toilet with basin, 55 m<sup>2</sup> living room with pellet stove and access to the terrace and garden, open fully fitted kitchen with breakfast area, 2 large bedrooms (20 m<sup>2</sup> - 12 m<sup>2</sup>), fitted bathroom with shower, bathtub, double basin in unit and toilet, double garage with automatic door, laundry/storage room.

First floor: 100m<sup>2</sup> attic (convertible).

Basement level: 4 cellars.

Outside: partially covered terrace, green views, parking space for several cars.

Additional features: alarm system, water softener, rainwater recovery system, gas heating (condensation boiler), favorable EPC label B, electrical installation conform. READY TO MOVE IN!

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## FINANCIAL

Price: € 685.000,00

Available: Tbd with the owner

Land registry income: € 3.172,00

Indexed land registry income: € 7.120,00

Land tax: € 2.492,00

## BUILDING

Habitable surface: 284,00 m<sup>2</sup>

Fronts: 4

Construction year: 2007

## COMFORT

Furnished: No

Fireplace: Yes

## ENERGY

EPC score: 182

EPC code: 20250630-0003636137-RES-1

EPC class: B

Isolation: Yes

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

## LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

## TERRAIN

Ground area: 2.393,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Entrance hall: 25,00 m<sup>2</sup>

Living room: 55,00 m<sup>2</sup>

Kitchen: 20,00 m<sup>2</sup>, US hyper equipped

Nighthall: Yes

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

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

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

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 33,00 m<sup>2</sup>

Laundry: 10,00 m<sup>2</sup>

Cellar: 75,00 m<sup>2</sup>

Attic: 100,00 m<sup>2</sup>

## 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: No  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

## **PARKING**

Garage: 1  
Parkings outside: Yes  
Parkings inside: 2