



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - VILLA

Venusberg 12, 3090 Overijse

€ 595.000

Ref. 5434650



Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 1  
Availability: tbd with the  
tenant

Surf. Living: 180m<sup>2</sup>  
Surf. Plot: 645m<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: 180 m<sup>2</sup> according to the EPC certificate, garden with garden shed, 2 terraces, driveway for 2 cars...

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## FINANCIAL

Price: € 595.000,00

Available: Tbd with the tenant

Land registry income: € 2.570,00

Indexed land registry income: € 5.769,00

Land tax: € 2.019,47

## BUILDING

Habitable surface: 180,00 m<sup>2</sup>

Fronts: 4

Construction year: 1976

State: Very good state

## COMFORT

Fireplace: Yes

Air conditioning: Yes

## ENERGY

EPC score: 276

EPC code: 20230407-0002860403-RES-1

EPC class: C

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

## TERRAIN

Ground area: 645,00 m<sup>2</sup>

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> all comfort

Toilets: 2

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

Laundry: Yes

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Heating: Individual  
Solar panels: Yes

Gas: Yes  
Water: Yes

## **PLANNING**

Building permission: Yes  
Destination: Rural residential area  
Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: No  
Parcelling permission: Yes  
Water-sensitive open space area: No  
Obligation to renovate: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No  
Management measures recorded in the register of measures: No

## **PARKING**

Garage: 1  
Parkings outside: 2  
Parkings inside: 2