



Gemeenteplein 9 , 3040 Huldenberg

Phone number: 0494645450

E-mail: david@kdcimmo.be

FOR SALE - VILLA

Venusberg 12, 3090 Overijse

€ 575.000

Ref. 7656522



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

Surf. Living: 180m²
Surf. Plot: 645m²
Surf. terrace: 50m²

PEB/EPB: 276kwh/m²/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, 40m² living room with fireplace and access to 2 terraces, fully fitted kitchen, 2 bedrooms (16m²+12m²) of which 1 with built-in-wardrobes and 1 basin, fitted bathroom with bath, walk-in shower and 2 basins.

First floor: spacious landing/office, separate toilet, 2 bedrooms (20m² + 11m²), renovated bathroom with shower in bath and 1 basin in unit.

Basement level: spacious garage with electric door, cellar, laundry.

Other information: 180 m² according to the EPC certificate, garden with garden shed, 2 terraces, driveway for 2 cars...

FINANCIAL

Price: € 575.000,00

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 m²

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 m²

Garden: Yes

LAYOUT

Entrance hall: Yes

Living room: 40,00 m²

Kitchen: 12,00 m²

Nighthall: Yes

Bedroom 1: 20,00 m²

Bedroom 2: 16,00 m²

Bedroom 3: 12,00 m²

Bedroom 4: 11,00 m²

Bathroom 1: 9,00 m²

Bathroom type: All comfort

Bathroom 2 : 6,50 m² all comfort

Toilets: 2

Terrace: 50,00 m²

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
Garage surface area: 60,00 m²
Parkings outside: 2
Parkings inside: 2