Gemeenteplein 9 , 3040 Huldenberg
Phone number: 0494645450
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FOR SALE - VILLA

€ 550.000

Venusberg 12, 3090

Ref.









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: € 550.000,00
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.)
Heating: Individual
Solar panels: Yes

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
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