



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - VILLA

Leuvensesteenweg 136, 3080 Tervuren

€ 610.000

Ref. 6779429



Number of bedrooms: 5
Number of bathrooms: 3
Garages: 1
Availability: tbd with the owner

Surf. Living: 260m²
Surf. Plot: 1021m²
Surf. terrace: 30m²

DESCRIPTION

Very spacious and solid villa with beautiful garden in Tervuren. Characterful construction from 1949, renovated and extended in 2001. Well located on a plot of 10a21ca.

Ground floor: entrance hall, office/bedroom/professional space, very large living room of 51 m² with fireplace and access to the garden and terrace, spacious and recent kitchen with breakfast area and storage room, secondary hall, separate toilet.

First floor: night hall, separate toilet, master bedroom with dressing and access to roof terrace, two large bedrooms, equipped shower room, equipped bathroom.

Second floor: spacious bedroom, smaller room suitable as office or dressing, equipped shower room.

Attic storage.

Basement: three spacious cellars, laundry room.

Outside: private garden and large rear terrace. Separate garage/workshop with automatic gate. Driveway with automatic gate and several parking spaces at the front.

Other information: oil heating, double glazing, airconditioning, electrical installation conform, suitable for self-employed professionals or home practice. Close to public transport, park, supermarket and amenities. Living surface: 260 m² (excluding basement and garage). Total area: 360 m² (including basement, garage and storage).

FINANCIAL

Price: € 610.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 2.685,00

Indexed land registry income: € 5.843,00

Land tax: € 2.054,00

Liberal profession possible: Yes (16,00 m²)

BUILDING

Habitable surface: 260,00 m²

Fronts: 4

Construction year: 1949

Renovation: 2001

State: Good state

Orientation rear: North-west

TERRAIN

Ground area: 1.021,00 m²

Garden: Yes

Orientation terrace 1: North-west

LAYOUT

Entrance hall: 2,00 m²

Living room: 51,00 m²

Kitchen: 19,00 m², hyper equipped

Storage: Yes

Bureau: Yes

Nighthall: 7,00 m²

Bedroom 1: 15,00 m²

Bedroom 2: 14,00 m²

Bedroom 3: 13,00 m²

Bedroom 4: 24,00 m²

Bedroom 5: 16,00 m²

COMFORT

Furnished: No

Fireplace: Yes

Air conditioning: Yes

ENERGY

EPC code: 20250505-0003593085-RES-1

EPC class: E

Isolation: Yes

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Oil (centr. heat.)

Heating: Individual

Dressings: 6,00 m²

Bathroom 1: 5,50 m²

Bathroom type: Shower and bath tub

Bathroom 2 : 4,50 m²

Bathroom 3 : 5,50 m²

Toilets: 3

Terrace: 30,00 m²

Laundry: 16,00 m²

Cellar: 60,00 m²

Attic: 30,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Intimation: No legal correction or administrative measure imposed

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: 6

Parkings inside: 1