



Gemeenteplein 9 , 3040 Huldenberg

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## FOR SALE - WAREHOUSE

Witherendreef 21, 3090 Overijse

**Sold**

**Ref. 5313658**



Garages: 1

Availability: tbd with the owner

Surf. Living: 333m<sup>2</sup>

Surf. Plot: 610m<sup>2</sup>

PEB/EPB: 396kwh/m<sup>2</sup>/j

## DESCRIPTION

**Renovated house with workshop/atelier located in Overijse (Jezus-Eik). Ideal for independant profession. Plot of 6are10ca, built in 1939. Renovated in 2012.**

**Layout of the house:** entrance hall, 35m<sup>2</sup> living room, fitted kitchen (oven, microwave, cooker, fridge), separate toilet, access to a covered terrace.

**1st floor:** landing, 3 bedrooms (17m<sup>2</sup> + 16m<sup>2</sup> + 12m<sup>2</sup>), fitted bathroom (bath, shower, double basin in unit and toilet). Basement: laundry room, 2 spacious and dry cellars.

**Shed/workshop** (heated on both floors): 103m<sup>2</sup> on the ground floor. Large automatic door of 4.94m wide by 3m high, separate shower room with toilet. 1st floor (under roof): 85m<sup>2</sup>.

**Other info:** Roof has been renovated and insulated in 2012, recent heating system. Separate meters for gas, water and electricity. Several parking spaces, very good location in the center of Jezus-Eik, good connection E411, R0.

Flood report: Building G-score: A - Plot P-score: A - Not located in a flood risk zone

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## FINANCIAL

Price: € 675.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 2.413,00

Indexed land registry income: € 4.605,00

Liberal profession possible: Yes

## BUILDING

Surface: 333,00 m<sup>2</sup>

Construction year: 1939

Renovation: 2012

State: Good state

## COMFORT

Alarm: Yes

## ENERGY

EPC score: 396

EPC class: D

Double glazing: Yes

Windows: Vinyl

Electricity certificate: No

## TERRAIN

Ground area: 610,00 m<sup>2</sup>

## LAYOUT

Kitchen: Yes, hyper equipped

Toilets: 3

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: No

Parcelling permission: No

Right of pre-emption: Yes

Asbestos inventory certificate: Yes

Intimation: No - no legal correction or administrative measure imposed

Heating type: Gas (centr. heat.)

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: Yes

## **PARKING**

Garage: 1

Parkings outside: 8

Parkings inside: Yes