Naamsesteenweg 232 , 3001 Heverlee
Phone number: +32 (0)16 89 51 89
E-mail: tom@fw4.be

FOR SALE - EXCEPTIONAL HOUSE

On request

Juul Filliaertweg 77, 8620 Nieuwpoort

Ref.









Number of bedrooms: 5
Number of bathrooms: 3
Availability: to be agreed upon

Surf. Living: 450m²
Surf. Plot: 1340m²
Surf. terrace: 67m²

PEB/EPB: 123kwh/m²/j
Glazing type: double glazing, double glazing

DESCRIPTION

FINANCIAL

Price: Info at the office
Available: To be agreed upon
Parking - price/unit: € 1.111,00
Garage - price/unit: € 2.222,00
Parking int. - price/unit: € 3.333,00
Parking ext. - price/unit: € 4.444,00

BUILDING

Habitable surface: 450,00 m²
Fronts: 4
State: Very good state
Guesthouse: Yes

COMFORT

Alarm: Yes
Videophone: Yes
Blinds: Yes
Security door: Yes
Air conditioning: Yes
Sauna: Yes
Tennis: Yes

SECURITY

Fence: Yes

ENERGY

EPC score: 123
EPC total score: 50 kWh/year
EPC code: Azerty-YYE-657
EPC class: B
EPC co2 emission: 50
Glazing type: Double glazing, double glazing
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual
Solar panels: Photovoltaic

TERRAIN

Ground area: 1.340,00 m²
Garden: Yes (1.100,00 m²)
Orientation terrace 1: South-east
Orientation terrace 2: South

LAYOUT

Living room: 30,00 m²
Dining room: 34,00 m²
Kitchen: 20,00 m², US hyper equipped
Bureau: 18,00 m²
Bedroom 1: 20,00 m²
Bedroom 2: 21,00 m²
Bedroom 3: 22,00 m²
Bedroom 4: 23,00 m²
Bedroom 5: 24,00 m²
Bathroom type: Shower and bath tub
Bathroom 2 : All comfort
Bathroom 3 : Shower
Terrace: 67,00 m²

PLANNING

Building permission: Yes
Destination: Rural residential area
Intimation: No legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: No
Flooding area: Not located in flood area
Summons: No

PARKING

Garage: Yes