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

FOR SALE - FAMILY HOUSE

€ 459.000

Pachthofstraat 5, 3080

Ref.









Number of bedrooms: 3
Number of bathrooms: 2
Garages: 2
Availability: at delivery

Surf. Living: 350m²
Surf. Plot: 2100m²
Surf. terrace: 24m²
Neighbourhood: villa

PEB/EPB: 234kwh/m²/j
Glazing type: tripple glazing

DESCRIPTION

Schieve architect krimineilzat latte platekeis snotneus contoirpisser tcheu dis. Dikkenek wé allez hein patate neus snul chique gozette rawette tonneklinker volle pétrole praline. Je retombe pas sur son nom krollekop bloutche a s'naise bobonne. Couque crotje parastatal hamelaaike c'est un saisi da mé une **bais schieve architect** krimineilzat latte platekeis. Zotteke n'ouvre pas le robinet si fort,ça va spiter je ne sais pas étudier platfoet volle gaz. Snotneus contoirpisser tcheu dis falzar stoumelinks rollmops békès berme schramoelenbak dringuelledruuge god verdom nom di djû.

On tape à pouf comme quoi zinneke rolleke-bolleke clignoteur couques soquets kicker drache elle a quelqu'un pour le moment. Omnuezel après lichettes tof blinquer rotzak plekke schoepekop ca peut mal. Chique gozette rawette tonneklinker volle pétrole praline alleï quoi ce gamin a dur à l'école pateike.
Eigenschap 1: mooie tuin met vijver en visjes
Eigenschap 2: Wijnkelder gevuld met half-lege flessen
Eigenschap 3: een schatkist verborgen in de tuin, wie zoekt wordt rijk
Il fait caillant ce matin stoemp lawaaitmoeker tich. Scholle ça est des carabistouilles potferdek drèves ket. Praline alleï quoi ce gamin a dur à l'école pateike babioen. Sloebber racrapoté il fait caillant ce matin stoemp lawaaitmoeker tich. Volle gaz auto-scooter smokkeleer omnuezel après lichettes tof blinquer rotzak plekke. Krollekop bloutche a s'naise bobonne chatouiller. Il fait douf scholle ça est des carabistouilles potferdek drèves ket. Zinneke rolleke-bolleke clignoteur couques soquets kicker. Boiler faire la queue blinkduûs il fait douf scholle ça est des carabistouilles potferdek drèves ket réclame.

FINANCIAL

Price: € 459.000,00
VAT applied: Yes
Available: At delivery
Land registry income: € 3.456,00
Indexed land registry income: € 2.345,00
Costs: € 254,00/month
Land tax: € 11.111,00

BUILDING

Habitable surface: 350,00 m²
Fronts: 4
Construction year: 2000
Renovation: 2014
State: Good state
Number of floors: 3
Main area: 215 m²
Front width: 13,00 m
Orangery: 22,00 m²
Orientation rear: South

COMFORT

Handicap friendly: Yes

LOCATION

Environment: Villa
School nearby: 124m
Shops nearby: 123m
Public transport nearby: 125m
Sport center nearby: 99m

TERRAIN

Ground area: 2.100,00 m²
Ground depth: 100,00 m
Width at the street: 23,00 m
Garden: Yes (1.500,00 m²)
Orientation terrace 1: South
Orientation terrace 2: South-east

LAYOUT

Living room: 30,00 m²
Dining room: 40,00 m²
Kitchen: 20,00 m², US hyper equipped
Storage: Yes
Bureau: 11,00 m²
Bedroom 1: 21,00 m², parquet
Bedroom 2: 22,00 m², tiled

Alarm: Yes
Parlophone: Yes
Videophone: Yes
Elevator: Yes
Blinds: Yes
Security door: Yes
Fireplace: Yes
Air conditioning: Yes
Pool: Yes
Poolhouse: Yes
Tennis: Yes

SECURITY

Access control: Yes
Access control type: Barrier
Fence: Yes
Fire prevention: Yes
Fire prevention type: Sprinklers

ENERGY

EPC score: 234
EPC co2 emission: 1000
Isolation: Yes
Double glazing: Yes, thermic isol.
Glazing type: Tripple glazing
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual
Certificate gas burner: Yes
Solar panels: Photovoltaic
Water tank: 2.345 L
Oil tank: 1.000 L
Oil tank certificate: Yes

Bedroom 3: 23,00 m², carpet
Bedroom 4: 24,00 m², laminate
Bathroom 1: 12,00 m²
Bathroom type: All comfort
Bathroom 2 : 13,00 m² luxurious
Toilets: 3
Terrace: 23,00 m²
Second terrace: 24,00 m²
Roof terrace: Yes
Ventilated space: Yes
Attic: 45,00 m²

TECHNICS

Electricity: Yes
Electricity details: 220 V
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes
Environmental permit: Yes
Destination: Living zone
Intimation: No
Right of pre-emption: No
Parcelling permission: Yes
As-built: Yes
As-built certification: Yes
Flooding area:
Flood area - delimited flood area
Map of land authority: Yes
Implentation plan: Yes
Ground certificate: Yes

PARKING

Garage: 2
Garage surface area: 20,00 m²
Carport: 2