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# FOR RENT - VILLA

**€ 3.500**

**Lange-delle 45, 1970 Wezembeek-Oppem**

**Ref.**









Number of bedrooms: 6
Number of bathrooms: 2
Availability: at the contract

Surf. Living: 540m²
Surf. Plot: 2000m²

PEB/EPB: 309kwh/m²/j
Glazing type: double glazing

# DESCRIPTION

## FINANCIAL

Price: € 3.500,00 per month
Available: At the contract
Land registry income: € 6.130,00

## BUILDING

Habitable surface: 540,00 m²
Construction year: 2003
State: New
Orientation rear: South-east

## COMFORT

Alarm: Yes
Blinds: Yes
Security door: Yes
Air conditioning: Yes
Pool: Yes
Poolhouse: Yes
Sauna: Yes

## ENERGY

EPC score: 309
EPC total score: 123 kWh/year
EPC co2 emission: 1290837
Double glazing: Yes, thermic isol.
Glazing type: Double glazing
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Oil (centr. heat.)
Heating: Individual
Oil tank: 10.000 L

## LOCATION

Highway nearby: 3.000m

## TERRAIN

Ground area: 2.000,00 m²
Garden: Yes

## LAYOUT

Dining room: 35,00 m²
Kitchen: 19,00 m², US hyper equipped
Bureau: Yes
Bedroom 1: 15,00 m²
Bedroom 2: 16,00 m²
Bedroom 3: 13,00 m²
Bedroom 4: 18,00 m²
Bedroom 5: 12,00 m²
Bedroom 6: 20,00 m²
Bathroom 1: 13,00 m²
Bathroom type: Shower and bath tub
Bathroom 2 : 12,00 m² shower and bath tub
Cellar: 60,00 m²

## PLANNING

Destination: Living zone
Flooding area: Not located in flood area
Ground certificate: Yes

## PARKING

Garage: Yes