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FOR SALE - CHARMING HOUSE

€ 578.000

lange delle 49, 1970 Wezembeek-

Ref.









Number of bedrooms: 10
Number of bathrooms: 4
Garages: 2
Availability: to be agreed upon

Surf. Living: 230m²
Surf. Plot: 800m²
Surf. terrace: 122m²
Neighbourhood: residential area

PEB/EPB: 222kwh/m²/j
Glazing type: double glazing

DESCRIPTION

Korte beschrijving ENG

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FINANCIAL

Price/m²: € 999,00
VAT applied: No
Construction value: € 2.003,00
VAT building: € 1,90
Land value: € 2.001,00
Value land: € 2.000,00
Land registration: € 2.002,00
Available: To be agreed upon
Community charges: € 456,00
Land registry income: € 1.200,00
Indexed land registry income: € 2.300,00
Costs: € 123,00/month
Land tax: € 111,00
Investment property: Yes
Liberal profession possible: Yes (32,00 m²)

BUILDING

Structure: Concrete, bricks (Caramida)
Habitable surface: 230,00 m²
Fronts: 4
Construction year: 1999
Renovation: 2015
State: New
Number of floors: 2
Net area: 444,00 m²
Gross area: 111,00 m²
Main area: 100 m²
Front width: 34,00 m
Outhouse: 2,00 m²
Guesthouse: 3,00 m²
Orangery: 4,00 m²
Style: Modern
Type roof: Couple roof
Facade front: Brick, glas
Facade rear: Aluminium
Orientation rear: South

LOCATION

Environment: Residential area, quiet, sea front
School nearby: 6m
Childcare nearby: Yes
Shops nearby: 4m
Public transport nearby: 6m
Highway nearby: 3m
Train station nearby: 6m
Airport nearby: 6m
City nearby: 6m
Hospital nearby: 6m
Sport center nearby: 6m
Tennis nearby: 6m
Fitness club: 6m
Public pool: 6m
Shopping center: 6m
Beach nearby: 6m
Park nearby: 6m
Forest nearby: 6m

TERRAIN

Ground area: 800,00 m²
Ground depth: 33,00 m
Width at the street: 34,00 m
Garden: Yes (600,00 m²)
Orientation of the garden: North
Orientation terrace: North
Orientation terrace 1: North
Orientation terrace 2: East
Pastures: 1,00 m²
Horse stables: Yes
Tack room: 8,00 m²
Inside track: 6,00 m²
Outside track: 7,00 m²
Forest: 1,00 m²
Park: 2,00 m²
Pond: Yes

Orientation living room: North
Orientation facade: North-east

COMFORT

Furnished: No
Handicap friendly: Yes
Concierge: Yes
Alarm: Yes
Parlophone: Yes
Videophone: Yes
Smoke detector: Yes
Elevator: Yes
Blinds: Yes
Fireplace: Yes
Air conditioning: Yes
Pool: Yes
Poolhouse: Yes
BBQ: Yes
Tennis: Yes
Fitness room: 11,00 m²

SPECIFIC AREA

Bar: 1,00 m²
Cloakroom: Yes
Warehouse: 87,00 m²
Shopfloor: Yes

SECURITY

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

ENERGY

EPC score: 222
EPC co2 emission: 221
Isolation: Yes
Insulated roofs and walls: Yes
Double glazing: Yes, thermic isol.
Glazing type: Double glazing
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Oil (centr. heat.)
Heating: Individual
Certificate gas burner: Yes
Solar panels: Photovoltaic
Water tank: 1.200 L

Playground: Yes
Golf: 18,00 holes

LAYOUT

Entrance hall: 11,00 m²
Stairs room: Yes
Living room: 45,00 m²
Dining room: 55,00 m²
TV room: 1,00 m²
Playroom: 1,00 m²
Seating: 1,00 m²
Library: 1,00 m²
Kitchen: 65,00 m², fully fitted
Additional kitchen: 22,00 m²
Storage: Yes
Bureau: 21,00 m²
Office: 1.111,00 m²
Veranda: Yes
Studio: 33,00 m²
Nighthall: 22,00 m²
Bedroom 1: 11,00 m², laminate
Bedroom 2: 12,00 m², cork
Bedroom 3: 13,00 m², quickstep
Bedroom 4: 14,00 m², laminate
Bedroom 5: 15,00 m², marble
Bedroom 6: 16,00 m², wooden floor
Bedroom 7: 17,00 m², industrial tiles
Bedroom 8: 18,00 m², vinyl
Bedroom 9: 19,00 m², wooden floor
Bedroom 10: 20,00 m², concrete
Dressings: 21,00 m²
Bathroom 1: 11,00 m²
Bathroom type: Shower
Bathroom 2 : 22,00 m² bath
Bathroom 3 : 33,00 m² hip bath
Bathroom 4 : 44,00 m² shower
Shower rooms: 2
Toilets: 2
Terrace: 12,00 m²
Second terrace: 122,00 m²
Roof terrace: Yes
Laundry: 33,00 m²
Cellar: 13,00 m²
Wine cellar: Yes
Ventilated space: Yes
Attic: 12,00 m²

TECHNICS

Electricity: Yes

Oil tank: 2.109 L
Oil tank certificate: Yes

QUAYS

Auvent: Yes
Auvent lengte: 2

Electricity details: 380 V
Phone cables: Yes
Phone syst.: Yes
Lighting equipment: Yes (daylight)
Skylight domes: Yes
False ceiling: Yes 1234m
Water cleaning installation: Yes
Absorbing well: Yes
Raised floor: Yes

PLANNING

Building permission: Yes
Environmental permit: Yes
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: Yes
Parcelling permission: Yes
Urban info: Yes
As-built: Yes
As-built certification: Yes
Flooding area: Potential flood area - delimited riverside area
Summons: Yes
Map of land authority: Yes
Implentation plan: Yes
Ground certificate: Yes
Eco label: Yes
Heritage Protected: Yes
Heritage inventorised: Yes
Servitude: Yes

PARKING

Garage: 2
Carport: 1
Parkings outside: 2
Bicycle storage: 1