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FOR SALE - COUNTRY HOUSE

€ 359.000

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

Ref. L 04.01









Number of bedrooms: 4
Number of bathrooms: 4
Garages: 2
Availability: at delivery

Surf. Living: 450m²
Surf. Plot: 2300m²
Surf. terrace: 24m²
Neighbourhood: villa

PEB/EPB: 124kwh/m²/j

DESCRIPTION

FINANCIAL

Excl. VAT: € 359.000,00
Incl. 21% VAT: € 434.390,00
VAT applied: Yes
Available: At delivery
Available date: 30 July 2014
Land registry income: € 3.456,00
Indexed land registry income: € 2.345,00
Costs: € 254,00/month
Land tax: € 11.111,00
Investment property: Yes
Liberal profession possible: Yes

BUILDING

Habitable surface: 450,00 m²
Fronts: 4
Construction year: 2013
Renovation: 2014
State: New
Floor: 4
Number of floors: 3
Main area: 215 m²
Front width: 13,00 m
Orientation rear: South

COMFORT

Furnished: Yes
Handicap friendly: Yes
Alarm: Yes
Parlophone: Yes
Videophone: Yes
Elevator: Yes
Blinds: Yes
Security door: Yes
Air conditioning: Yes
Pool: Yes

SECURITY

Access control: Yes

LOCATION

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

TERRAIN

Ground area: 2.300,00 m²
Ground depth: 235,00 m
Width at the street: 234,00 m
Garden: Yes (1.800,00 m²)
Orientation terrace 1: South

LAYOUT

Living room: 30,00 m²
Dining room: 40,00 m²
Kitchen: 20,00 m², US hyper equipped
Additional kitchen: Yes
Bureau: 11,00 m²
Veranda: Yes
Bedroom 1: 21,00 m²
Bedroom 2: 22,00 m²
Bedroom 3: 23,00 m²
Bedroom 4: 24,00 m²
Bedroom 5: 25,00 m²
Bathroom type: All comfort
Shower rooms: 2
Toilets: 3
Terrace: 23,00 m²
Second terrace: 24,00 m²
Laundry: Yes
Cellar: Yes
Ventilated space: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Sewage: Yes
Gas: Yes

ENERGY

EPC score: 123
EPC class: C
Double glazing: Yes, thermic isol.
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
Water: Yes

PLANNING

Building permission: 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
Ground certificate: Yes

PARKING

Garage: 2
Carport: Yes
Parkings outside: 5