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

FOR SALE - FLAT

€ 456.000

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

Ref. A 00.02









Number of bedrooms: 4
Number of bathrooms: 3
Garages: 2
Availability: at delivery

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

PEB/EPB: 123kwh/m²/j

DESCRIPTION

FINANCIAL

Excl. VAT: € 456.000,00
Incl. 21% VAT: € 551.760,00
VAT applied: Yes
Available: At delivery
Available date: 30 July 2014
Land registry income: € 3.456,00
Indexed land registry income: € 2.345,00
Land tax: € 11.111,00

BUILDING

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

COMFORT

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

ENERGY

EPC score: 123
EPC class: C
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Certificate gas burner: Yes
Oil tank: 1.000 L

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)

LAYOUT

Living room: 30,00 m²
Dining room: 40,00 m²
Kitchen: Yes, US hyper equipped
Bureau: 11,00 m²
Bedroom 1: 21,00 m²
Bedroom 2: 22,00 m²
Bedroom 3: 23,00 m²
Bedroom 4: 24,00 m²
Toilets: 3
Terrace: 23,00 m²
Second terrace: 24,00 m²
Attic: Yes

TECHNICS

Electricity: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Living zone
Intimation: No
Right of pre-emption: No
Parcelling permission: Yes
Flooding area:


Flood area - delimited flood area

PARKING

Garage: 2