



Connect

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## FOR SALE - FAMILY HOUSE

Naamsesteenweg 139, 3001 Heverlee

€ 489.000

Ref. 6372839



Number of bedrooms: 4  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 211m<sup>2</sup>  
Surf. Plot: 300m<sup>2</sup>  
Neighbourhood: Suburb

PEB/EPB: 325kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: € 489.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.212,00

## BUILDING

Habitable surface: 211,00 m²  
Fronts: 2  
Construction year: 1971  
State: Minor renovation  
Number of floors: 4

## COMFORT

Furnished: No  
Elevator: No

## ENERGY

EPC score: 325  
EPC code: 20240128-0003124191-RES-1  
EPC class: D  
Double glazing: Yes  
Electricity certificate: Yes, not conform  
Heating type: Gas  
Heating: Individual

## LOCATION

Environment: Suburb, near railway station  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes

## TERRAIN

Ground area: 300,00 m²  
Garden: Yes

## LAYOUT

Kitchen: Yes, fully fitted  
Bathroom type: Shower in bath  
Cellar: Yes  
Attic: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 19/02/2024  
Intimation: Not disclosed  
G-score: B  
P-score: B  
Summons: No  
Servitude: No

## PARKING

Parkings outside: 2

Parkings inside: No