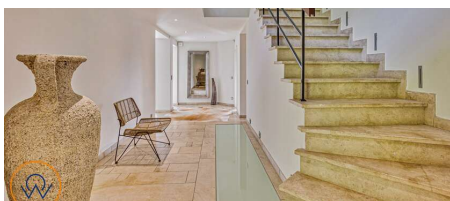
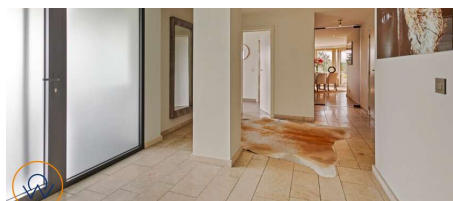


**For sale -
Villa****€ 1.975.000****3090
Overijse****Ref. 6130015** 

Number of bedrooms: 5
Number of bathrooms: 4
Garages: 3
Availability: at the contract

Surf. Living: 564m²
Surf. Plot: 5459m²
Surf. terrace: 50m²
Neighbourhood: woods

PEB/EPB: 110kwh/m²/j
Glazing type: thermic isol.

Description

Financial

Price: € 1.975.000,00
VAT applied: No
Available: At the contract
Servitude: No
Liberal profession possible: Yes

Building

Habitable surface: 564,00 m²
Fronts: 4
Construction year: 1985
State: Very good state
Orientation rear: North-west
Orientation facade: South-east

Comfort

Furnished: No
Elevator: No

Energy

EPC score: 110 kWh/m²/year
EPC code: 20240915-0003366517-RES-1
EPC class: B
Double glazing: Yes
Glazing type: Thermic isol.
Windows: Aluminium and wood
Heating type: Geothermics
Water tank: Yes

Location

Environment: Woods, Free sight
School nearby: 3.600m
Shops nearby: 5.000m
Public transport nearby: 400m
Highway nearby: 6.500m
Sport center nearby: 3.400m

Terrain

Ground area: 5.459,00 m²
Garden: Yes

Layout

Dining room: 32,00 m²
Kitchen: 26,00 m², US hyper equipped
Bureau: Yes
Bedroom 1: 21,73 m²
Bedroom 2: 25,89 m²
Bedroom 3: 40,34 m²
Bedroom 4: 24,28 m²
Bathroom type: All comfort
Shower rooms: 3
Toilets: 4
Terrace: 50,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes

Planning

Destination: Not disclosed
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: Yes
Asbestos inventory certificate creation date: 10/06/2024
Intimation: No
Flooding area: Not located in flood area
G-score: A
P-score: A

Summons: No

Parking

Garage: 3

Parkings outside: 10

Parkings inside: 4