



Area 190 m<sup>2</sup> | 2 Bathroom(s) | 4 Bedroom(s) | Nebuilt house Key-on-the-door

### *Description*

Beautiful new-build house with a living area of +/- 190 m<sup>2</sup> with four bedrooms and two bathrooms, located on a West-facing plot of 570 m<sup>2</sup> in Jezus-Eik. Purchase at 6% reduced VAT rate possible under conditions (= 772.180 euro ALL-in: incl. 12% registration duties on land and 6% VAT on construction). The energy-friendly house has an E-level  $\leq 27$  and was fitted with a heat pump and 12 solar panels (about 4,200 Wp). Not susceptible to flooding. Very good location in Jezus-Eik (Overijse) with easy access, close to shops, schools and public transport. For more info, floor plans or specifications: contact us!

<i>General</i>		<i>Comfort</i>	
Habitable surface	190 m <sup>2</sup>	Bedroom(s)	4
Garage(s)	1	Bathroom(s)	2
Parkings (outside)	1	Heating	Heat pump
Floor(s)	3	Glazing	Double
Floor	1	Electricity certificate	Yes, conform
Year of construction	2024	Rear facade orientation	West
Renovation year	2024	Orientation terrace	West
State	New construction		

*Urban planning information*

Building permit	Yes
Summons and recovery claim	Not yet requested
Urban development destination	Residential
Pre-emption right	Yes
Subdivision permit	Yes
Flood-prone area	Niet gelegen in een overstromingsgevoelig gebied
G-score:	Class C
P-score:	Class D
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P-score	Class D

*Financial*

Price	€ 718.000
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