



Plot area 2097 m² | Area 350 m² | 2 Bathroom(s) | 4 Bedroom(s) |

Description

Exceptional (new-build) villa with a living area of ± 350 m², situated on a south-facing plot of ± 21 ares in a highly sought-after and prime location in Overijse. This recent property was completed at the beginning of last year for its first owners and stands out for its unique and high-quality finish (including built-in cabinets as well as domotica in every room) and where aesthetics and functionality blend harmoniously. Modern and contemporary villa with lots of natural light and a well-thought-out layout. Four full-sized bedrooms of respectively 17 m², 17 m², 18 m² and 19 m² (of which the master bedroom features an en-suite bathroom of ± 16 m² and a separate dressing room of ± 12 m²), as well as a separate office and TV room. The exceptionally luxurious open-plan kitchen forms the focal point of the living area and connects perfectly to a second kitchen and utility room. Indoor garage for two cars and outdoor parking space for four cars (driveway to be constructed). Very favourable E-rating < 10 through the use of a geothermal heat pump, a 7,920 Wp photovoltaic system, triple glazing and dual-purpose underfloor heating (heating + cooling). Private sale by the first owners under the 21% VAT rate (possibility of purchase under registration tax, subjected to conditions).

General		Comfort	
Habitable surface	350 m²	Bedroom(s)	4
Surface area of land	2097 m²	Bathroom(s)	2
Garage(s)	2	Heating	Heat pump
Parkings (outside)	2	Glazing	Triple
Floor(s)	2	Electricity certificate	Yes, conform
Floor	1	Rear facade orientation	South East
Year of construction	2025	Orientation terrace	South
Renovation year	2025		
State	Perfect state		

Urban planning information		Financial	
Building permit	Yes	Price	€ 1.595.000
Summons and recovery claim	No judicial recovery measure or administrative measure		
Urban development destination	Residential		
Pre-emption right	Yes		
Subdivision permit	Yes		
Flood-prone area	Niet gelegen in een overstromingsgevoelig gebied		
G-score:	Class A		
P-score:	Class A		
G-score	Class A		
P-score	Class A		



