



Plot area 7392 m² | Area 400 m² | 3 Bathroom(s) | 5 Bedroom(s) |

Description

Exceptional villa located on a discreet plot of $\pm 7.500 \text{ m}^2$ with an office wing and views across the green fields, in a prime location in Overijse. The property, with a driveway of approx. 100 meters, offers a living area of $\pm 400 \text{ m}^2$ with five bedrooms, three bathrooms, a separate office section with three offices and separate entrance. In addition, the property has spacious parking facilities (two indoor parkings and eight outdoor parkings). The living area is distinguished by spacious living areas with lots of natural light, and the property has always been well maintained. The strong architectural foundation, combined with a well-designed living and working area, as well as the various upgrading possibilities, makes this villa a rare opportunity in Overijse. EPC 368 kWh/m² (label D).

<i>General</i>	
Habitable surface	400 m²
Surface area of land	7392 m²
Garage(s)	2
Parkings (outside)	8
Floor(s)	3
Floor	1
EPC	368 kWh/m²/jaar
EPC category	D
Year of construction	1982
Renovation year	1999
State	Not communicated

<i>Urban planning information</i>	
Building permit	Yes
Summons and recovery claim	Not applicable
Urban development destination	Requested
Pre-emption right	Requested
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

<i>Comfort</i>	
Bedroom(s)	5
Bathroom(s)	3
Heating	Central oil fuel
Glazing	Double
Electricity certificate	Yes, not-conform
Roof condition	Goede staat
Rear facade orientation	South
Orientation terrace	South

<i>Financial</i>	
Price	€ 1.150.000
Cadastral Income	€ 5.704



