# Beautifully renovated home in a cul-de-sac

3090 OVERIJSE



Plot area 492 m² | Area 185 m² | 1 Bathroom(s) | 4 Bedroom(s) |

## *Description*

Charming and bright renovated villa, quietly located on a dead-end street in Overijse on a lot of approximately 5 are and with approximately 185 m² of living space, featuring a private garden and a swimming pond. The home features a spacious living area with a cozy sunken sitting area and gas fireplace, a fully equipped kitchen, an office, 4 bedrooms, and a full bathroom. Additionally, the villa includes a garage, a private terrace, and a beautifully landscaped garden with a swimming pond. Additional highlights include hardwood floors, built-in closets, solar panels, video surveillance, and a favorable EPC rating of B (192 kWh/m²/year). A move-in-ready family home in a quiet location, close to downtown, shops, public transportation, and major access roads.

## *General*

| | |
|---|---|
| Habitable surface | 185 m² |
| Surface area of land | 492 m² |
| Garage(s) | 1 |
| EPC | 192 kWh/m²/jaar |
| EPC category | B |
| Year of construction | 1986 |
| Renovation year | 2020 |
| State | good condition |

## *Comfort*

| | |
|---|---|
| Bedroom(s) | 4 |
| Bathroom(s) | 1 |
| Heating | Central gas |
| Glazing | Double |
| Electricity certificate | Yes, not-conform |

## *Urban planning information*

| | |
|---|---|
| Building permit | Not applicable |
| Summons and recovery claim | Not applicable |
| Urban development destination | Requested |
| Pre-emption right | No |
| Subdivision permit | Not applicable |
| 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 |

## *Financial*

| | |
|---|---|
| Price | € 695.000 |
| Cadastral Income | € 2.112 |





























