

FOR SALE - VILLA

Waversebaan 304, 3001 Heverlee

€ 895.000

Ref. 6835997



Number of bedrooms: 5
Number of bathrooms: 1
Availability: to be agreed upon

Surf. Living: 360m²
Surf. Plot: 1232m²
Neighbourhood: residential area

PEB/EPB: 361kwh/m²/j

DESCRIPTION

FINANCIAL

Price: € 895.000,00

Available: To be agreed upon

BUILDING

Habitable surface: 360,00 m²

Fronts: 4

Construction year: 1991

State: Good state

Number of floors: 2

SPECIFIC AREA

Shopfloor: Yes

ENERGY

EPC score: 361

EPC code: 20170612-0001969138-2

EPC class: D

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

Water tank: 3.000 L

Oil tank: 5.000 L

LOCATION

Environment: Residential area, quiet

TERRAIN

Ground area: 1.232,00 m²

Garden: Yes

LAYOUT

Living room: 54,00 m²

Kitchen: 16,00 m², fully fitted

Bureau: 14,00 m²

Bedroom 1: 15,00 m²

Bedroom 2: 14,00 m²

Bedroom 3: 17,00 m²

Bedroom 4: 14,00 m²

Bedroom 5: 30,00 m²

Bathroom 1: 12,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Laundry: 14,00 m²

Cellar: Yes

TECHNICS

Septic well: Yes

PLANNING

Urban info: Yes

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: Not disclosed

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

09/02/2026

Intimation: Not disclosed

G-score: A

P-score: A

PARKING

Garage: Yes

Parkings outside: 2

Parkings inside: 1

