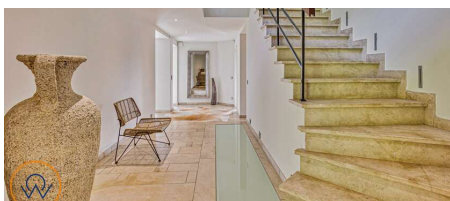
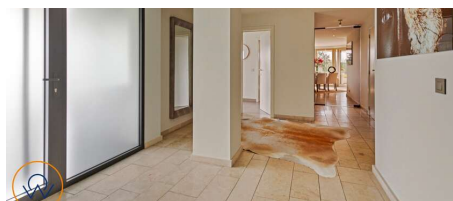


**For sale -  
Villa****€ 1.975.000****3090  
Overijse****Ref. 6130015** 

Number of bedrooms: 5  
Number of bathrooms: 4  
Garages: 3  
Availability: at the contract

Surf. Living: 564m<sup>2</sup>  
Surf. Plot: 5459m<sup>2</sup>  
Surf. terrace: 50m<sup>2</sup>  
Neighbourhood: woods

PEB/EPB: 110kwh/m<sup>2</sup>/j  
Glazing type: thermic isol.

# Description

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## Financial

Price: € 1.975.000,00  
VAT applied: No  
Available: At the contract  
Servitude: No  
Liberal profession possible: Yes

## Building

Habitable surface: 564,00 m²  
Fronts: 4  
Construction year: 1985  
State: Very good state  
Orientation rear: North-west  
Orientation facade: South-east

## Comfort

Furnished: No  
Elevator: No

## Energy

EPC score: 110 kWh/m²/year  
EPC code: 20240915-0003366517-RES-1  
EPC class: B  
Double glazing: Yes  
Glazing type: Thermic isol.  
Windows: Aluminium and wood  
Heating type: Geothermics  
Water tank: Yes

## Location

Environment: Woods, Free sight  
School nearby: 3.600m  
Shops nearby: 5.000m  
Public transport nearby: 400m  
Highway nearby: 6.500m  
Sport center nearby: 3.400m

## Terrain

Ground area: 5.459,00 m²  
Garden: Yes

## Layout

Dining room: 32,00 m²  
Kitchen: 26,00 m², US hyper equipped  
Bureau: Yes  
Bedroom 1: 21,73 m²  
Bedroom 2: 25,89 m²  
Bedroom 3: 40,34 m²  
Bedroom 4: 24,28 m²  
Bathroom type: All comfort  
Shower rooms: 3  
Toilets: 4  
Terrace: 50,00 m²  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## Technics

Electricity: Yes

## Planning

Destination: Not disclosed  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: Yes  
Asbestos inventory certificate creation date: 10/06/2024  
Intimation: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A

Summons: No

## **Parking**

Garage: 3

Parkings outside: 10

Parkings inside: 4