



Prinses Alexialaan 5, 2135 VH Hoofddorp

Vraagprijs € 1.160.000,00 kosten koper

Omschrijving

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Deze vrijstaande woning, gelegen in het Nassaupark in Hoofddorp, is onder architectuur gebouwd in 2016. De villa heeft een woonoppervlakte van 216 m² en beschikt over een riante woonkeuken, vier goed formaat slaapkamers, twee badkamers en een verzorgde tuin. Totale perceeloppervlakte is 324 m². De energiezuinige woning is volledig geïsoleerd, voorzien van 12 zonnepanelen en domotica. De jonge wijk Nassaupark is een rustige woonwijk, welke centraal is gelegen ten opzichte van winkels, scholen, de Toolenburgerplas en uitvalswegen. Het is twee minuten lopen naar de nieuwe gebouwde openbare basisschool (verwacht in 2024).

Indeling

U komt binnen via de entree in de ruime hal met toegang tot het recent gerenoveerde toilet met urinoir en fontein, de eetkamer en de trap naar de eerste verdieping. De ruime eetkeuken bevindt zich aan de voorzijde van de woning. De keuken met eetbar is volledig uitgerust met een granieten aanrechtblad, inductieplaat, afzuigkap, stoomoven, combi oven/magnetron, vaatwasser, koelkast, vriezer en wijnkoelkast. Er is een gezellige bar met vier krukken en plek voor een riante eettafel, waar u gezellig met familie en vrienden kunt tafelen.

De keuken wordt middels schuifdeuren gescheiden van de woonkamer. De tuingerichte woonkamer is ruim en licht en heeft door middel van schuifdeuren toegang tot de tuin. Er is een gashaard die sfeer en warmte creëert en airconditioning (verwarmen en koelen).

De woning is strak afgewerkt, recent geheel gestuct en er ligt een plavuizen vloer (houtlook) door de gehele woning.

Op de eerste verdieping vindt u twee goed formaat slaapkamers en een badkamer. De eerste slaapkamer bevindt zich aan de achterzijde en is voorzien van inbouwkast, openslaande deuren en airconditioning (verwarmen en koelen). De tweede slaapkamer bevindt zich aan de voorzijde van de woning.

De badkamer is ruim en is voorzien van ligbad, inloofdouche, dubbele wastafel met meubel, toilet, urinoir en design radiator.

Op de tweede verdieping vindt u ook twee goed formaat slaapkamers, een tweede recent verbouwde badkamer en wasruimte. Beide slaapkamers zijn voorzien van inbouwkasten en airconditioning (verwarmen en koelen). De tweede badkamer is voorzien van ruime inloofdouche, dubbele wastafel met meubel, toilet en design radiator. Daarnaast is er een grote wasruimte met de aansluiting voor de wasmachine en droger, de opstelplaats voor de cv-ketel en de omvormer van de zonnepanelen.

De verzorgde tuin loopt rondom de woning en is breed te noemen. U kunt hier heerlijke zitplekjes creëren en van de zon genieten. Er is een vrijstaande stenen berging en twee privé parkeerplekken. De parkeerplekken zijn voorzien van een nieuwe massief houten overkapping met dakraam (bouwjaar juli 2022).



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Bijzonderheden:

- Woonoppervlakte 216 m²
- Perceeloppervlakte 324 m²
- Vloerverwarming op elke verdieping
- Airconditioning op elke verdieping (verwarmen en koelen)
- Volledig geïsoleerd
- Energielabel A, geldig tot 06-04-2031
- 12 zonnepanelen
- Buva Q-stream ventilatiesysteem
- Alarminstallatie
- Domotica
- Twee privé parkeerplaatsen
- Elektrische autolader blijft achter
- Rustige, kindvriendelijke woonwijk

Oplevering: in overleg

Vraagprijs: € 1.160.000,- k.k.

English

This detached house, located in the Nassaupark in Hoofddorp, was built under architecture in 2016. The villa has a living area of 216 m² and has a spacious kitchen, four double bedrooms, courtesy toilette, two bathrooms and a well-kept garden. The total plot area is 324 m². The energy efficient house is fully insulated, home automation and equipped with 12 solar panels.

The young Nassaupark district is a quiet residential area, which is centrally located in relation to shops, schools, the Toolenburgerplas and major roads. Two minutes walking to the new built elementary public school (expected in 2024).

Layout

You enter through the entrance into the spacious hall with access to the recently renovated toilet with urinary, dining room and stairs to the first floor. The spacious kitchen is located at the front of the house. The kitchen is fully-equipped with granite countertop, induction plate, extractor hood, steam oven, combi oven/microwave, dishwasher, fridge, freezer and wine fridge. There is a bar with four chairs and space for a large dining table, where you can dine with family and friends. The kitchen is separated from the living room by sliding doors. The garden oriented living room is spacious and light and has access to the garden through sliding doors. There is a gas fireplace that creates atmosphere and warmth and there is an airconditioning(heat/cool).

The house is neatly finished, recently completely plastered and there is a tiled floor (wood look) throughout the house.

On the first floor you will find two double bedrooms and a bathroom. The first bedroom is located at the rear and is equipped with a fitted wardrobe, patio doors and air conditioning(heat/cool).

The second bedroom is located at the front of the house. The bathroom is spacious and has a bath, walk-in shower, double sink with furniture, toilet, urinary and design radiator.



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On the second floor you will also find two double bedrooms, a second recently renovated bathroom and laundry room. Both bedrooms have fitted wardrobes and air conditioning (heat/cool). The second bathroom has a spacious walk-in shower, double sink with furniture, toilet and design radiator. In addition, there is a large laundry room with the connection for the washing and dryer machine, the location of the central heating boiler and the inverter of the solar panels.

The well-kept garden runs around the house and can be called wide. Here you can create wonderful seating areas and enjoy the sun. There is a detached stone shed, two private parking spaces, and they are covered by a newly-solid-wooden structure and skylight on the ceiling (built on July 2022).

Special features:

- Living area 216 m²
- Plot area 324 m²
- Underfloor heating each floor
- Air conditioning each floor (heat/cool)
- Completely isolated
- Energy label A, valid until April, 6, 2031
- 12 solar panels
- Two private parking spaces
- Electrical car charger
- Quiet, child-friendly residential area
- Buva Q-Stream ventilation system
- Alarm installation
- Home automation

Delivery: in consultation

Asking price: € 1.160.000,- k.k.

Kenmerken

Vraagprijs	: € 1.160.000,00
Soort	: Woonhuis
Type woning	: Vrijstaande woning
Aantal kamers	: 5 kamers waarvan 4 slaapkamer(s)
Inhoud woning	: 528 m ³
Perceel oppervlakte	: 324 m ²
Gebruiksoppervlakte woonfunctie	: 216 m ²
Soort woning	: Villa
Bouwjaar	: 2016
Ligging	: Aan rustige weg, in woonwijk
Tuin	: Tuin rondom 150 m ²
Garage	: Geen garage
Energielabel	: A
Verwarming	: C.V.-Ketel, Vloerverwarming geheel, Gashaard
Isolatie	: Volledig geïsoleerd
Voorzieningen	: Mechanische ventilatie, Alarminstallatie, TV kabel, Airconditioning, Rookkanaal, Schuifpui, Domotica, Zonnepanelen

Locatie

Prinses Alexialaan 5
2135 VH HOOFDORP



Foto's



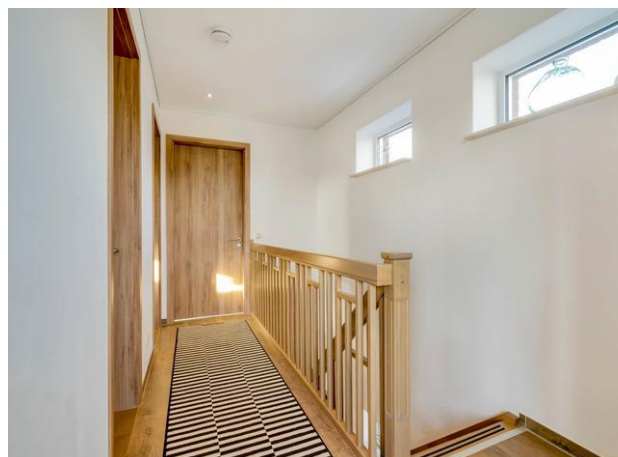
Foto's



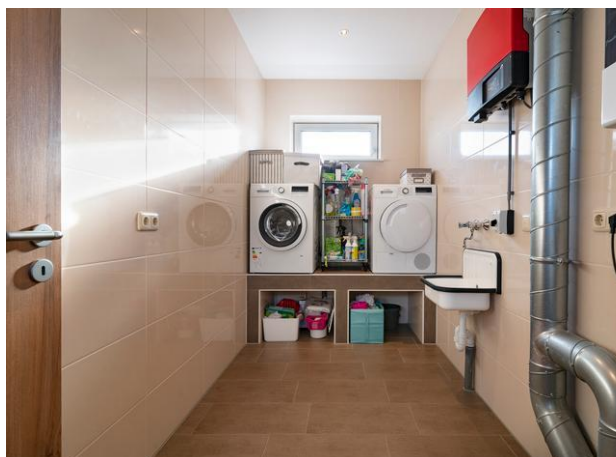
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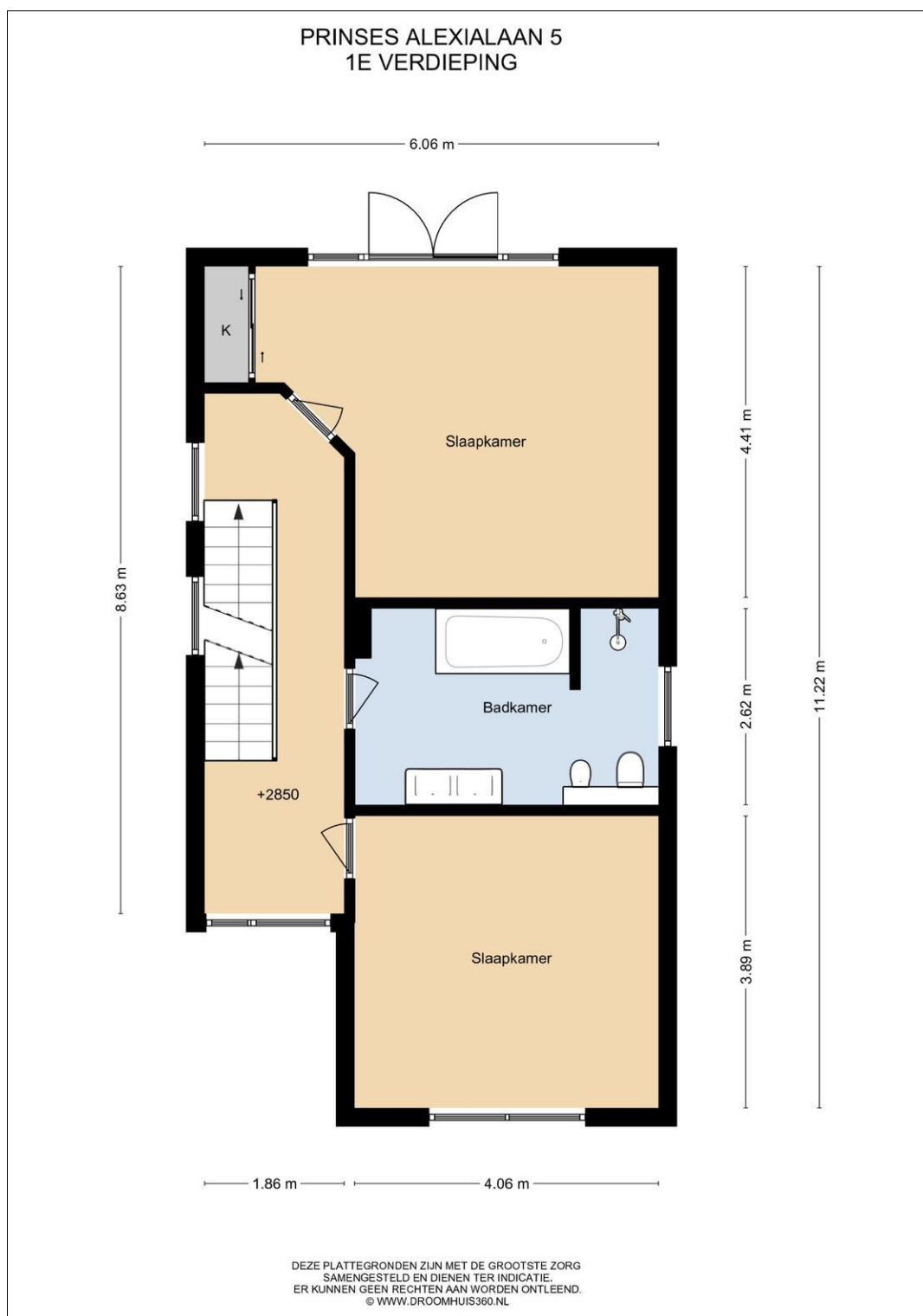
Plattegrond



Plattegrond



Plattegrond



Plattegrond



Lijst van zaken

Of the items listed below - whether they concern movable or immovable property - some are to remain in the property, and some are not. The list is intended to make matters clear in order to prevent any disputes at a later stage.

	Remai ning	Being taken	May be taken over	n/a
Property				
Interior				
Lighting, namely:				
- recessed spotlights/dimmers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- surface-mounted spotlights/ luminaires/lamps/dimmers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- individual lights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cupboards, shelves, namely:				
-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indoor window decoration / awning, namely:				
- curtain rails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- curtains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- lined curtains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- lace curtains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- roller blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- vertical blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- horizontal blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor covering, namely:				
- carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- parquet flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- wooden floor (parts)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- laminate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
free-standing open hearth and equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-burner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas and other heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other, namely:				
- wall mirrors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- painting hanging system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- tv	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Kitchen

Kitchen unit (with wall cupboards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen appliances (including built-in)				
- dishwasher machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- steam oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- oven-microwave multifunction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- hob	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- extractor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- fridge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- wine fridge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen accessories				
- cutlery dealer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sanitary fittings / sauna

Toilet accessories				
- mirrors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- drawers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- shower and bath control and taps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- toilettes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- urinaires	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom accessories:				
- all furniture attached to the wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior/installations/safety/energy-saving

Letter box	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front-door bell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm installation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Locks and other anti-burglary prevention measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air-conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warm-water provision, namely:				
- central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- boiler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roller blinds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone connection / internet connection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine safety switch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Washing machine water lock	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solar panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric vehicle charger	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Garden
 Features**

Garden layout/paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fountain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Lighting/installations

Outdoor lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Time or twilight switch / motion sensor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buildings

Shed / outdoor storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage units / work bench in shed/storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage house	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other

Garden, other; namely:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Hedge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Flagpole (and holder)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other

Are there any items that do not belong to the vendor because they come under a lease contract? If so, is the vendor taking them with him or does the contract in question will be taken over by the buyer?

No

Vragenlijst B

If you think it necessary, you can provide further information either at the end of the questionnaire or in the text. If you are in doubt about how to answer something, or if you do not understand a question, just put a question mark beside it. Please then contact the NVM agent as soon as possible. Just cross out a question if it is not relevant. A copy of the questionnaire about the house is given to the buyer. In addition, a copy of the questionnaire is normally attached to the sales contract as an attachment.

1. Additional information

- a. After taking possession of the house were any other, additional notarial or private documents drawn up with regard to it? yes no
- b. Have any verbal or written agreements been made concerning the neighbouring plots (*e.g. this could be any arrangements for the use of an entrance/gate, shed, garage, garden, agreements with commitments from several neighbours, boundary partitions*). not known yes no
- c. Does the existing site fencing differ from the land registry property boundaries (*e.g. this could be strips of land you currently use that belong to the municipality, or your ground that is used by neighbours*)? not known yes no
- d. Is part of your house, shed, garage or fence built on ground belonging to the neighbours, or vice versa? not known yes no
- e. Are you using ground belonging to a third party? not known yes no
- f. Do 'special burdens and restrictions;' apply to your house and/or property? (*'special burdens and restrictions' can be private law restrictions such as (guiding) easements (e.g., a right of way), qualitative obligations, chain clauses, usufruct, pre-emptive rights (for example, a first right of purchase), building rights, leasehold, lease purchase. It may also concern public law restrictions such as a notice from the municipality regarding illegal alterations*). yes no
- g. Does the Municipal preferential rights Act apply? yes no
- h. Does an anti-speculation clause apply to the house? yes no
- i. Does urban or village conservation apply or is a procedure for such currently under way? yes no
 Does municipal, provincial or nation listed building status apply or is a procedure for such currently under way? yes no
 According to the zoning plan is it a visually prominent or characteristic building? yes no
- j. Is there, or has there been land consolidation? yes no
- k. Is there a question of compulsory purchase? yes no
- l. Is the house or the ground either wholly or partially rented out or used by others? n/a yes no
- m. Is there currently a dispute or procedure under way concerning the house, whether or not via the courts, rent assessment committee or another institution (*e.g. compulsory purchase/issues with neighbours, such as easements, rights of way, boundaries, etc.*)? yes no
- n. Has an objection been made against the WOZ (Immovable/ Real Property Tax Act) value assessment? yes no
- o. Have improvements or repairs been proposed or announced by the government or utility companies that have

- not yet been completed as promised? yes no
- p. Have subsidies or payments been provided in the past that can be reclaimed when selling the house? yes no
- q. Has the house been declared uninhabitable or was it ever declared uninhabitable in the past? yes no
- r. Has VAT to be paid on the sale (*e.g. because it was formally a commercial property, or the house included a practice or because you have made substantial alterations*)? yes no
- s. How do you presently use the house (*e.g. as a home, practice, shop, storage area*)? **Home**
 Is this use permitted according to the municipality? yes no

2. Outer walls

- a. Does or did the house have dampness penetration or permanent damp patches on the walls? yes no
- b. Have repairs been carried to cracks or damage on the outer walls? yes no
- c. Were the walls insulated during construction? not known yes no
 If not, were the walls insulated afterwards? not known yes no
 Is there comprehensive insulation? not known yes no
- d. Have the outer walls ever been cleaned? yes no

3. Roof(s)

- a. How old are the roofs? **2016/2017**
- b. Does the roof leak, or have there been leakages? yes no
- c. Have defects been identified in the past on the roof structure such as lopsided, sagging, creaking, damaged and/or eroded parts of the roofs? yes no
- d. Have you ever had the roof repaired or replaced? yes no
- e. Was the roof insulated at that time? not known yes no
 If not, was the roof insulated afterwards? not known yes no
 Is there comprehensive insulation? not known yes no
- f. Are the rainwater pipes blocked or leaking? yes no
- g. Are the roof gutters blocked or leaking? yes no

4. Casings, windows and doors

- a. When was the last time that the casings, windows and doors of the house were painted? **Construction 2016/2017**
 Was this carried out by a professional painter? yes no
- b. Do all the hinges and locks in the house operate properly? yes no
- c. Are the keys available for the doors, windows, etc., that have locks? yes no
- d. Is there insulated glazing? yes no
 Is there comprehensive insulation? yes no
- e. Is condensation apparent in the space between the two layers of glass (*caused by leaks*)? yes no

5. Floors, ceilings and walls

- a. Does the house have, or has it had penetrative dampness or rising damp affecting floors, ceilings, and/or walls? yes no
- b. Does the house have, or has it had fungal growth affecting floors, ceilings, and/or walls? yes no
- c. Does the house have (repaired or hidden) cracks and/or damage in or on floors, ceilings and/or walls? yes no
- d. Have problems in the house arisen in the past with the finishing (*e.g. loose tiles, loose wallpaper or filler, hollow-sounding or loose plasterwork, etc.*)? yes no
- e. Are there, or have there been, defects in the floor construction of the house, such as lopsided, sagging, creaking, damaged and/or eroded parts of the floor? yes no
- f. Is there floor insulation? not known yes no
 Is there comprehensive insulation? not known yes no

6. Cellar, crawling space and foundations

- a. Is there, or have there been defects in the foundations of the house? not known yes no
- b. Is the crawling space accessible? yes no
 Is the crawling space dry? mostly yes no
- c. Is there penetrative dampness in the cellar walls? sometimes yes no
- d. Has the ground water level changed demonstrably over the last few years, or has there been a problem with flooding? yes no

7. Equipment

- a. What sort of heating systems are there in the house (*e.g. central heating system, DWHR system, ATES system*)? What make is the system and how old is it? Make: Age: When was the last service carried out? Date: Is the maintenance carried out by an approved firm? yes no
 If so, who is it? **Feenstra**
- b. Has anything occurred with the system over the last period of time (*e.g. the central heating system has to be topped up more than once annually*)? yes no
- c. Do some of the radiators not heat up? yes no
- d. Do any of the radiators or water pipes leak? yes no
- e. Have any of the radiators or water pipes ever been frozen? yes no
- f. Does your house have underfloor heating? yes no
 If so, where? **Each floor**
- g. Do some of the rooms not warm up properly? yes no
- h. Does the house have solar panels that belong to you? yes no
 If so, will the solar panels be left behind? n/a To be discussed yes no
 Does the house have solar panels that are leased? yes no
 Can the lease contract be transferred to the buyer? yes no
 When were the solar panels installed and by whom? Year: Firm:

Has the VAT in the purchase price been recovered? yes no

How much energy has been generated over the last year? Year: Number of kWh:

How long does the maker's guarantee still have to run?

Were the solar panels acquired with a subsidy? yes no

If so, must the subsidy be repaid? n/a yes no

If so, how much must be repaid? €

i. In what year were the chimneys and flues cleaned and swept for the last time?

j. When did you use the chimneys for the last time?

Do the chimneys have sufficient draw? not known yes no

k. Has the electrical system been renewed? yes no

l. Do the (technical) systems have defects? not known yes no

8. Sanitary fittings and drainage

a. Is there any damage to wash-hand basins, shower, bath, toilettes, drains and taps? yes no

b. Do the wash-hand basins, shower, bath, toilettes, drains and taps drain away properly? yes no

c. Is the house connected to a shared drainage system? yes no

d. Does the house have, or has had, defects in the drainage system such as breaks, problems with smells or leakages? yes no

e. Are there other systems such as septic tanks or cess pools? yes no

If so, what is installed, and how should it be maintained?

9. Miscellaneous

a. What is the year of construction of the house? **2016**

b. Does the house have asbestos-containing materials? not known yes no

c. Is there still floor covering in the house, either loose or fixed, which was purchased between 1955 and 1982?

not known yes no

d. Does the house still have lead piping? not known yes no

e. Is the ground contaminated? not known yes no

f. Is there an oil tank? not known yes no

g. Is there a problem with vermin in or around the house (*e.g. mice, rats, cockroaches, etc.*)? yes no

h. Is the house affected by woodworm, long-horned beetle, other vermin or fungus? not known yes no

i. Is the house affected by concrete chloride corrosion or concrete cancer (*concrete cancer mainly occurs in crawling spaces of buildings built between 1965 and 1981 that have concrete flooring made by Kwaaitaal or Manta. Other concrete elements such as balconies can also be affected*)? not known yes no

j. Has the house undergone alterations or have any additions been made? yes no

k. Have alterations or additions been built without the appropriate integrated environmental permit (previously building permit)? not known yes no

l. Are you possession of an energy certificate or energy label? yes no

If so, which label? **Energy label A, valid until April 6, 2031**

10. Fixed costs

- a. What did you pay last time for the property tax? €
 Fiscal year:
- b. What is the WOZ [Immovable Property Tax Act] value? € 870.000,-
 Reference year: **01-01-2021**
- c. What did you pay last time for the water authority charges? €
 Fiscal year:
- d. What did you pay last time for the sewage charges? €
 Fiscal year:
- e. What monthly prepayments do you pay to the utility companies?
 Gas: €
 Electricity: €
 Shared heating: €
 Other: €
- f. Are there any lease or hire purchase agreements(*e.g. kitchen, windows, central heating system, etc.*)? yes no
- g. In the case of ground lease and building rights: **N.v.t.**
- h. Have you paid all the municipal taxes that you are due? yes no
 Are there variable amounts for shared entrances, driveways or yards? yes no
- i. Do you require a parking permit to park on the street? yes no

11. Guarantees

Are there any current maintenance contracts and/or guarantee periods that can be transferred to the buyer (*e.g. roofing, central heating systems, double glazing, etc.*)? yes no

12. Further information (other issues that according to you the buyer should be aware of):

QUESTIONNAIRE OF AN INFORMATIVE NATURE

The questionnaire provides shape, content and structure to the seller's duty of disclosure. The duty of disclosure goes no further than sharing what you as the seller know about the house at the time of completing the contract. The questionnaire is not intended to provide guarantees and is of an informative nature.

SIGNATURES

The seller hereby declares to have reported all the facts known to him/her about the house on this form. The seller is aware that if he/she gives incorrect and/or an incomplete statement of facts, he/she runs the risk of being held liable by the buyer. The seller declares that he/she will continue to occupy and maintain the house in a manner that is considered customary until the transfer of ownership has taken place.



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