



€ 1.695.000 | WATERMAAL-BOSVOORDE | REF. 5343453



LIVING SURFACE

280 m²



LAND SURFACE

1990 m²



BEDROOMS

3



BATHROOMS

3



GARAGES

1

Near Square de l'Arbalète, Art-deco villa, SW garden

1170 Watermaal-Bosvoorde


IN OPTION Beautiful Art-Deco villa dd. 1930s, exceptionally located in the heart of Watermael-Boitsfort on a beautiful plot of ± 1990 sqm. The garden of ± 1200 sqm is oriented southwest. The house is spread over 3 floors and has a habitable surface of ± 280 sqm for ± 306 sqm built surface. Layout: on the ground floor: entrance hall, cloakroom and guest toilet, living room opening onto the garden, TV lounge with fireplace, office. The outbuilding, built in 2001, comprises on the ground floor; a second entrance hall with guest toilet, a fully equipped kitchen with breakfast corner, an office and a wellness area with an indoor swimming pool, a sauna with shower and a jacuzzi. The house has large bay windows that provide a lot of light. The first floor consists of the master bedroom with en-suite bathroom, opening onto the terrace of ± 55 sqm, 2 bedrooms, a second bathroom, laundry room and toilet. Cellar of ± 40 sqm, garage/workshop of ± 100 sqm for 4 cars. Photovoltaic panels. PEB E-.

Characteristics

GENERAL

Type	house	City	Watermaal-Bosvoorde
Price	€ 1.695.000	Living surface	280 m ²
Land surface	1990 m ²	Terrace surface	70 m ²
Bedrooms	3	Bathrooms	2
Shower rooms	1	Garages	1
Parkings (indoor)	4	Parkings	4
Floors	2	Available	vanaf akte
Construction year	1930	State	to be renovated
Garden surface	1200 m ²	Facades	4
Kitchen (type)	hyper equipped	Office	✓
Office area	11.5 m ²	Toilets	3
Laundry room	✓	Heating (type)	individual
		Heating	oil (centr. heat.)
Neighborhood	woods	Neighborhood	quiet
Cellar	✓	PEB	275 kW/m ²
		PEB category	E
EPC code	20230512-0000-643978-01-2		

MANDATORY INFO

Building permit	Summons and recovery claim
License issued	no legal correction or administrative measure imposed
Urban destination	Pre-emption right
living zone	There is no pre-emption right for spatial planning
Subdivision permit	 Flood prone area
Subdivision permit	not located in flood area

FINANCIAL

Property tax	3500 €
--------------	--------

