



€ 3.500.000 | SINT-PIETERS-WOLUWE | REF. 5407879



LIVING SURFACE

988 m<sup>2</sup>



LAND SURFACE

6135 m<sup>2</sup>



BEDROOMS

7



BATHROOMS

5



GARAGES

4

## Beautiful and unique property adjacent to the Forêt de Soignes

### 1150 Sint-Pieters-Woluwe


Exceptional villa, built in 1959 and designed by the architects Polak, located in one of the most prestigious areas of the capital and surrounded by a beautiful park. The house is divided into: a central and spacious entrance hall with a majestic staircase; facing the garden it consists of three reception rooms with beautiful oak parquet (dining room, lounge with fireplace and office with mouldings). There are as well a cloakroom and guest toilet, a kitchen, a utility room and a service entrance. You have also a second living space or family room with fireplace and kitchen. On the first floor: a second bedroom with dressing and full bathroom. Furthermore you have 6 bedrooms and 4 bathrooms, a linen room and a studio. At basement level: wine cellar, games room with bar, laundry room, changing rooms and showers for the swimming pool, a heating cellar and storage room. Large garage for 3 cars and outside pool. Possibility to purchase 4 adjacent building plots. PEB G. Contact us for the complete file.

## Characteristics

### GENERAL

|                   |                       |                 |                     |
|-------------------|-----------------------|-----------------|---------------------|
| Type              | house                 | City            | Sint-Pieters-Woluwe |
| Price             | € 3.500.000           | Living surface  | 988 m <sup>2</sup>  |
| Land surface      | 6135 m <sup>2</sup>   | Terrace surface | 83 m <sup>2</sup>   |
| Bedrooms          | 7                     | Bathrooms       | 5                   |
| Garages           | 4                     | Parkings        | 6                   |
| Floors            | 1                     | Available       | vanaf akte          |
| Construction year | 1959                  | State           | to be refreshed     |
| Garden surface    | 6135 m <sup>2</sup>   | Facades         | 4                   |
| Kitchen (type)    | fully fitted          | Office          | ✓                   |
| Office area       | 31 m <sup>2</sup>     | Toilets         | 7                   |
| Laundry room      | ✓                     | Heating (type)  | individual          |
|                   |                       | Heating         | oil (centr. heat.)  |
| Neighborhood      | woods                 | Neighborhood    | residential area    |
| Cellar            | ✓                     | Double glass    | ✓                   |
| PEB               | 467 kW/m <sup>2</sup> | PEB category    | G                   |

### MANDATORY INFO

|  |   |
|--|---|
| Building permit<br>License issued        | Summons and recovery claim<br>Not announced   |
| Urban destination<br>living zone         | Pre-emption right<br>There is no pre-emption right for spatial planning   |
| Subdivision permit<br>Subdivision permit |  Flood prone area<br>not located in flood area |

### FINANCIAL



