



€ 1.850.000 | OUDERGEM | REF. 5950579



LIVING SURFACE

 540 m<sup>2</sup>


LAND SURFACE

 506 m<sup>2</sup>


BEDROOMS

5



BATHROOMS

3



GARAGES

1

## 5-bedroom house with TOP-finish

 **1160 Oudergem**

Auderghem – Exceptional house of 540 sqm (according to PEB), completely renovated in 2012, excellently located on a plot of 506 sqm in a very green environment near the Forêt de Soignes, the new MIX (Royale Belge) and the Watermael-Boitsfort market.

Layout: On the ground floor level: lounge of 48 sqm with fireplace (wood), view of the garden and direct access to the terrace of 47 sqm (E), dining room of 24 sqm and super equipped kitchen of 16 sqm. There is also a small office corner of 4 sqm on this level.

The second floor has 4 bedrooms of 22, 24, 12 and 13 sqm respectively, 1 with a full bathroom. Second bathroom and laundry room. The third floor is furnished as a master bedroom of 36 sqm with a dressing room of 12.5 sqm and a full bathroom. This suite also has access to a small, well-oriented terrace.


At basement level: garage of 67 sqm for 2 to 3 cars, a large wine cellar of 28 sqm and a multi-purpose room (religious profession, studio, office, etc.). Alarm system and video surveillance, wooden windows with double glazing, water softener. PEB – the electrical installation is in accordance.

## Characteristics

### GENERAL

Type	house	City	Oudergem
Price	€ 1.850.000	Living surface	540 m <sup>2</sup>
Land surface	506 m <sup>2</sup>	Terrace surface	47 m <sup>2</sup>
Bedrooms	5	Bathrooms	3
Garages	1	Parkings	1
Floors	3	Available	vanaf akte
State	very good state	Garden surface	274 m <sup>2</sup>
Facades	2	Kitchen (type)	US hyper equipped
Office	✓	Office area	4 m <sup>2</sup>
		Toilets	5
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	city
Cellar	✓	Elevator	✓
Double glass	✓	PEB	171 kW/m <sup>2</sup>
		PEB category	D

### MANDATORY INFO

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

### FINANCIAL

Property tax	3447.51 €
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