



€ 695.000 | KRAAINEM | REF. 6014447



LIVING SURFACE

 130 m<sup>2</sup>


LAND SURFACE

 315 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

1



GARAGES

1

## 3-bedroom villa nearby Stockel- Place Dumon

 **1950**  
**Kraainem**


Very nice 4-facade house, built on a plot of 315 sqm (SE oriented). Layout: on the ground floor: entrance hall, toilet, living room opening onto the S-oriented terrace, fireplace, fully equipped open kitchen. On the floor: 3 bedrooms, bathroom, insulated attic. Roof renewed in 2012. On basement level: laundry room, gas heating system (condensation), garage for 1 car with automatic gate, electrical installation in accordance, PVC windows with double glazing and shutters, new plaster on the facades. PEB D

## Characteristics

### GENERAL

|                |                           |                   |                       |
|----------------|---------------------------|-------------------|-----------------------|
| Type           | house                     | City              | Kraainem              |
| Price          | € 695.000                 | Living surface    | 130 m <sup>2</sup>    |
| Land surface   | 315 m <sup>2</sup>        | Bedrooms          | 3                     |
| Bathrooms      | 1                         | Garages           | 1                     |
| Parkings       | 1                         | Floors            | 1                     |
| Available      | vanaf akte                | Construction year | 1956                  |
| State          | very good state           | Facades           | 4                     |
| Kitchen (type) | hyper equipped            | Office area       | 7 m <sup>2</sup>      |
| Toilets        | 2                         | Heating (type)    | individual            |
| Heating        | gas (centr. heat.)        | Neighborhood      | residential area      |
| Neighborhood   | quiet                     | Cellar            | ✓                     |
| Double glass   | ✓                         | PEB               | 376 kW/m <sup>2</sup> |
| EPC code       | 20240306-0003162280-RES-1 | PEB category      | D                     |

### MANDATORY INFO

|                    |               |  |               |
|--------------------|---------------|--|---------------|
| Building permit    | Not announced | Summons and recovery claim   | Not announced |
| Urban destination  | Not announced | Pre-emption right  | Not announced |
| Subdivision permit | Not announced |  Flood prone area | Not announced |

### FINANCIAL

|           |   |
|-----------|---|
| Under VAT | ✓ |
|-----------|---|

