



€ 3.250 | SINT-PIETERS-WOLUWE | REF. 6034856



LIVING SURFACE

195 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

2



GARAGES

1

## House at Sint-Pieters-Woluwe

 **Avenue des Merles 35, 1150 Sint-Pieters-Woluwe**

Woluwe Saint-Pierre in the heart of the Chant d'Oiseau district, in a very quiet street and close to the Woluwe park, 3-facade villa with an area of 195 m<sup>2</sup> renovated in 2021. It is composed as follows: on the ground floor - ground floor, entrance hall with cloakroom and guest WC, large living room with open fire (35 m<sup>2</sup>) and dining area, a fully equipped kitchen with breakfast area. On the 1st floor: two bedrooms, an office, a bathroom and a toilet. On the 2nd floor, two bedrooms with a shower room and toilet. In the basement, various cellars, laundry room and garage. Garden facing south. To see without delay!


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## Characteristics

### GENERAL

Type	house	City	Sint-Pieters-Woluwe
Price	€ 3.250	Living surface	195 m <sup>2</sup>
Bedrooms	4	Bathrooms	1
Shower rooms	1	Garages	1
Floors	2	Available	mits inachtneming huurders
Construction year	1950	State	good state
Facades	3	Kitchen (type)	hyper equipped
Office	✓	Office area	6.4 m <sup>2</sup>
Laundry room	✓	Toilets	3
Neighborhood	quiet	Heating (type)	individual
Cellar	✓	Heating	gas
PEB	336 kW/m <sup>2</sup>	Neighborhood	residential area
		Double glass	✓
		PEB category	F

### 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 located in flood area

### FINANCIAL

Rental deposit	2 months
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