



€ 1.290.000 | KRAAINEM | REF. 6042837



LIVING SURFACE

 310 m<sup>2</sup>


LAND SURFACE

 615 m<sup>2</sup>


BEDROOMS

4



BATHROOMS

3



GARAGES

1

## Villa located in the quiet neighborhood of av Albert Béchet

 **1950**  
**Kraainem**


Beautiful contemporary villa, excellently located in a quiet area around avenue Albert Béchet in Tervuren, near public transport, several schools and right in the middle between place Dumon and Tervuren. Layout: very pleasant living room with fireplace, terrace, dining room, fully equipped kitchen with dining area, office, 4 spacious bedrooms, the master at the level of the living room, dressing room, 3 bathrooms, cellar and garage for 2 cars. Lots of light and a beautiful open view. Electrical installation compliant. PEB C

## Characteristics

### GENERAL

|                   |                       |                 |                    |
|-------------------|-----------------------|-----------------|--------------------|
| Type              | house                 | City            | Kraainem           |
| Price             | € 1.290.000           | Living surface  | 310 m <sup>2</sup> |
| Land surface      | 615 m <sup>2</sup>    | Terrace surface | 90 m <sup>2</sup>  |
| Bedrooms          | 4                     | Bathrooms       | 3                  |
| Garages           | 1                     | Parkings        | 1                  |
| Floors            | 1                     | Available       | vanaf akte         |
| Construction year | 1993                  | State           | good state         |
| Garden surface    | 500 m <sup>2</sup>    | Facades         | 4                  |
| Kitchen (type)    | hyper equipped        | Office          | ✓                  |
| Office area       | 9 m <sup>2</sup>      | Toilets         | 3                  |
| Laundry room      | ✓                     | Heating (type)  | individual         |
|                   |                       | Heating         | condensation       |
| Neighborhood      | Free sight            | Neighborhood    | quiet              |
| Cellar            | ✓                     | Double glass    | ✓                  |
| PEB               | 223 kW/m <sup>2</sup> | PEB category    | C                  |
| EPC code          | 0002439001-RES-1      |                 |                    |

### MANDATORY INFO

|                    |               |  |  |
|--------------------|---------------|--|--|
| Building permit    | Not announced | Summons and recovery claim   | Not announced                                      |
| Urban destination  | Not announced | Pre-emption right  | There is no pre-emption right for spatial planning |
| Subdivision permit | Not announced |  Flood prone area | Not announced                                      |

### FINANCIAL

