



€ 5.500 | KRAAINEM | REF. 6056052



LIVING SURFACE

414 m²



LAND SURFACE

900 m²



BEDROOMS

6



BATHROOMS

4



GARAGES

1

House at Kraainem

 **Avenue Baron Albert d'Huart 137, 1950
Kraainem**

Located in Kraainem, on the elegant Avenue Baron Albert d'Huart and a stone's throw from Place Dumon, this sumptuous 414 m² villa has been completely renovated. It offers 6 bedrooms, an office, 3 bathrooms and a shower room, a garage and a splendid garden. As you enter, you discover a hall with a checkroom and guest toilet. The spacious 50 m² living room with fireplace opens onto a magnificent south-facing ornamental garden, with a terrace equipped with a sun blind. The fully-equipped kitchen, with its 22 m² breakfast nook, also opens onto the garden. A bedroom with en-suite shower room completes the first floor. On the second floor, the master suite includes a bedroom, dressing room and bathroom with shower and WC. Two further bedrooms, one with washbasin, share a bathroom and separate toilet. The second floor features a hall with fitted closets, two bedrooms with built-in wardrobes, one with en suite bathroom and WC, the other with washbasin. The basement houses an 18 m² office/library suitable for professional use, a cellar, a two-car garage and a laundry room. The house is equipped with a water softener. Company lease possible!

Characteristics


GENERAL

Type	house
Price	€ 5.500
Land surface	900 m ²
Bedrooms	6
Shower rooms	1
Parkings (indoor)	2
Floors	2
Construction year	1960
Garden surface	450 m ²
Kitchen (type)	fully fitted
Office area	23 m ²
Laundry room	✓
Neighborhood	residential area
Cellar	✓
PEB	262 kW/m ²
EPC code	20240603-0003269585-RES-1

City	Kraainem
Living surface	414 m ²
Terrace surface	30 m ²
Bathrooms	3
Garages	1
Parkings	2
Available	onmiddellijk
State	very good state
Facades	4
Office	✓
Toilets	5
Heating (type)	individual
Heating	gas
Neighborhood	residential area
Double glass	✓
PEB category	C

MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	Not announced
 Flood prone area	not located in flood area

FINANCIAL

Rental deposit	2 months
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