



€ 1.850 | OUDERGEM | REF. 6076043



LIVING SURFACE

142 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1



GARAGES

1

## House at Oudergem

### 1160 Oudergem

Chant d'Oiseau district, a few steps from the Parc de la Woluwe, Ideally located in the famous residential district of Chant d'Oiseau, a minute's walk from the Parc de Woluwe.

Very close to Carrefour Auderghem with all shops and public transport including the metro.

Magnificent house with a total surface area of  $\pm 142$  m<sup>2</sup>, very bright, completely renovated in 2024, perfect for a couple. First occupation after the work.

It is spread over 3 levels and is composed as follows:

On the ground floor: entrance hall, garage, access to a small courtyard, laundry area

1st floor: a large and super bright living / dining room ( $\pm 26$  m<sup>2</sup>) with an open fire and access to the balcony, new semi-open fitted kitchen ( $\pm 6$  m<sup>2</sup>), renovated shower room  $\pm 6$  m<sup>2</sup>, New separate toilet

2nd floor: night hall, 2 beautiful large bedrooms ( $\pm 18$  and  $\pm 12$  m<sup>2</sup>), new separate WC. Insulated and unfinished attic (5th level)


The house has a parking space in front of the house and a cellar ( $\pm 16$  m<sup>2</sup>). The hot water boilers and the gas boiler are new.

## Characteristics

### GENERAL

|                |                       |                |                    |
|----------------|-----------------------|----------------|--------------------|
| Type           | house                 | City           | Oudergem           |
| Price          | € 1.850               | Living surface | 142 m <sup>2</sup> |
| Bedrooms       | 2                     | Shower rooms   | 1                  |
| Garages        | 1                     | Parkings       | 1                  |
| Floors         | 1                     | Available      | onmiddellijk       |
| State          | good state            | Facades        | 2                  |
| Kitchen (type) | US hyper equipped     | Toilets        | 2                  |
| Laundry room   | ✓                     | Heating (type) | individual         |
|                |                       | Heating        | gas                |
| Neighborhood   | quiet                 | Neighborhood   | residential area   |
| Cellar         | ✓                     | Double glass   | ✓                  |
| PEB            | 316 kW/m <sup>2</sup> | 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 |
|----------------|----------|

