



€ 4.500 | SINT-LAMBRECHTS-WOLUWE | REF. 6080155



LIVING SURFACE

350 m<sup>2</sup>



LAND SURFACE

200 m<sup>2</sup>



BEDROOMS

6



BATHROOMS

3



GARAGES

1

## House at Sint-Lambrechts-Woluwe

 **Avenue du Castel 41, 1200 Sint-Lambrechts-Woluwe**

Located in the Joséphine-Charlotte district of Woluwe-Saint-Lambert, this magnificent 350 m<sup>2</sup> Brussels house, completely renovated in 2024, is just a 2-minute walk from the metro and close to the European institutions. Combining ancient charm and modern comfort, the house features 5 bedrooms, an office, 3 bathrooms, and an 80 m<sup>2</sup> garden with terrace. The first floor comprises an entrance hall, a guest toilet, a living and dining room with oak parquet flooring, and a kitchen overlooking the garden. The second floor houses a master suite with bathroom, dressing room and large multi-purpose room. On the second floor, you'll find two bedrooms, a bathroom, a laundry room and a multi-purpose area. The third floor offers a bedroom with cathedral ceiling, a shower room, another bedroom and a storage room. The house also has a large garage and cellars. The current EPB is G, but a new EPB is in progress due to recent extensive insulation work. Available immediately.

To visit

## Characteristics

### GENERAL

Type	house	City	Sint-Lambrechts-Woluwe
Price	€ 4.500	Living surface	350 m <sup>2</sup>
Land surface	200 m <sup>2</sup>	Terrace surface	25 m <sup>2</sup>
Bedrooms	6	Bathrooms	2
Shower rooms	1	Garages	1
Parkings (indoor)	1	Parkings	1
Floors	3	Available	onmiddellijk
Construction year	1939	State	renovated
Garden surface	80 m <sup>2</sup>	Facades	2
Kitchen (type)	US hyper equipped	Office area	15 m <sup>2</sup>
Toilets	4	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	residential area	Neighborhood	residential area
Cellar	✓	Double glass	✓
PEB	408 kW/m <sup>2</sup>	PEB category	G

### 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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