



€ 1.295.000 | KRAAINEM | REF. 6106658



LIVING SURFACE

275 m²



LAND SURFACE

625 m²



BEDROOMS

4



BATHROOMS

2



GARAGES

1

Beautiful villa nearby Place Dumon

 **1950**
Kraainem

IN OPTION!!!

Beautiful villa located on a plot of 625 sqm in Kraainem, near Place Dumon. The house was completely renovated in 2012 with sustainable and beautiful materials. Extra attention was paid to the insulation and furnishings. Layout: on the ground floor: beautiful and spacious living room (solid oak parquet, fireplace, fitted cupboards, access to the garden), dining room with fitted cupboards (wine fridge), super equipped kitchen with access to the terrace and the beautifully landscaped garden with garden shed .


On the floor; 2 spacious bedrooms, parquet, 1 bathroom, 1 shower room, large dressing room or extra bedroom, office. Under the roof: 2 bedrooms with sink, night hall, fitted wardrobes, attic space. Basement, garage , water softener, heat pump, ventilation system, rainwater well, air conditioning in the 3 bedrooms, automatic gate, videophone. Definitely worth a visit!

Characteristics

GENERAL

Type	house	City	Kraainem
Price	€ 1.295.000	Living surface	275 m ²
Land surface	625 m ²	Bedrooms	4
Bathrooms	1	Shower rooms	1
Garages	1	Parkings	3
Floors	2	Available	vanaf akte
Construction year	1955	State	very good state
Facades	4	Kitchen (type)	hyper equipped
Office	✓	Office area	10 m ²
Laundry room	✓	Toilets	3
Cellar	✓	Heating	hot air pump
PEB	166 kW/m ²	Neighborhood	quiet
EPC code	20221024-0002647310-RES-1	Double glass	✓
		PEB category	B

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 announced

FINANCIAL

Property tax	2992 €
--------------	--------

