



€ 4.500 | WATERMAAL-BOSVOORDE | REF. 6187557



LIVING SURFACE

267 m<sup>2</sup>



LAND SURFACE

241 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3



GARAGES

1

## House at Watermaal-Bosvoorde

 **Avenue de la Fauconnerie 44, 1170 Watermaal-Bosvoorde**

Very attractive "bel étage" single-family house, located on a nearby avenue in the heart of Watermael-Boitsfort, close to Place Wiener and all amenities.

The house features 4 levels for a surface area of 266 sqm, comprising on the ground floor: a bureau or bedroom, a laundry room/cellar, 1 separate toilet, 1 garage + 1 outdoor parking space. The bright living areas (living room, dining room, kitchen, terrace and garden with East/West orientation) are on the 1st floor. The 4 bedrooms and 3 shower rooms, a small attic and 3 WCs are located on the upper floors. The top floor also benefits from a lovely, well-oriented terrace.

Finishes and fittings have been chosen with durability in mind, sober and timeless to ensure substantial longevity. PEB A.

The homes are in an easy, pleasant environment, offering many advantages such as surrounding green spaces, good schools, shops, sports clubs and restaurants, a Sunday morning market as well as the Boistfort train station and numerous public transport links.

Delivery scheduled for April 2024.


Sale of land subject to 12.5% registration tax and buildings subject to 21% VAT.

## Characteristics

### GENERAL

Type	house	City	Watermaal-Bosvoorde
Price	€ 4.500	Living surface	267 m <sup>2</sup>
Land surface	241 m <sup>2</sup>	Terrace surface	34 m <sup>2</sup>
Bedrooms	4	Bathrooms	2
Shower rooms	1	Garages	1
Parkings (indoor)	1	Parkings	1
Floors	3	Available	onmiddellijk
Construction year	2024	State	new
Garden surface	37 m <sup>2</sup>	Facades	2
Kitchen (type)	US hyper equipped	Office	✓
Office area	15 m <sup>2</sup>	Toilets	3
Laundry room	✓	Heating (type)	underfloor heating partially
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Double glass	✓
PEB	24 kW/m <sup>2</sup>	PEB category	A

### 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

