

€ 2.850 | OUDERGEM | REF. 6240030



LIVING SURFACE

210 m<sup>2</sup>



LAND SURFACE

150 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

2



GARAGES

1

## House at Oudergem

 **Avenue des Mesanges 4, 1160 Oudergem**


Chant d'Oiseau district, a few steps from Parc de la Woluwe, magnificent 210m<sup>2</sup> house renovated in 2022. This superb 4-bedroom house, totally renovated in 2022, is ideally located in the Chant d'Oiseau district, close to the Parc de la Woluwe. It comprises an entrance hall with checkroom, a large, luminous double living room with a pleasant view over the garden, and a fully equipped kitchen. Upstairs, you'll find 4 spacious bedrooms (18, 15, 15 and 12 m<sup>2</sup>), 1 bathroom and 1 shower room. The house also has cellars in the basement, a garage and a parking space in front of it. A company lease is available. For more information, visit our website: [www.victoire.be](http://www.victoire.be).

## Characteristics

### GENERAL

Type	house	City	Oudergem
Price	€ 2.850	Living surface	210 m <sup>2</sup>
Land surface	150 m <sup>2</sup>	Bedrooms	4
Bathrooms	1	Shower rooms	1
Garages	1	Parkings	1
Floors	2	Available	onmiddellijk
Construction year	1950	State	new
Garden surface	50 m <sup>2</sup>	Facades	2
Kitchen (type)	US hyper equipped	Office area	10 m <sup>2</sup>
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	gas (centr. heat.)
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	PEB	264 kW/m <sup>2</sup>
		PEB category	E

### MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	living zone	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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