



€ 3.000 | OUDERGEM | REF. 6327021



LIVING SURFACE

166 m<sup>2</sup>



LAND SURFACE

102 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3



GARAGES

1

## House at Oudergem

**1160 Oudergem**

Exclusive - Victoire Junot offers a very well located house in the Chant d'Oiseau area. Very bright. Quiet location close to public transport (Hankar metro, Valduc bus) and many stores and restaurants. Close to several schools (NL and FR) and the VUB. Completely renovated 3-façade EPC A house, triple glazing with 2 bedrooms, an additional loft style apartment on the top floor, a city garden, a garage and street parking in front of the garage door.

- Entrance hall

Staircase to first floor and door to basement/garage.

- First floor

Large living-dining-kitchen area with staircase access to terrace and garden. Super-equipped kitchen with island that can be used as a breakfast table. Guest WC with washbasin. Access to courtyard/garden via staircase.

- 1st floor

Master bedroom 14.28m<sup>2</sup>, bedroom 10.54m<sup>2</sup>, large shower room with walk-in shower, double washbasin and mirror cabinet, separate toilet with washbasin.

- 2nd floor

Separate loft style apartment with 1 bedroom (10.83m<sup>2</sup>), living room with kitchen sink and shower room, washbasin and toilet.

- Basement

Garage with electric gate and access to garden. 2 separate cellars (wine, stock). Washing machine connection in garage.

- Outdoor area


Covered terrace and city garden with lawn.

Immediately available!

Discover exclusively at Victoire - Junot - [www.victoire.be](http://www.victoire.be) - Tel: 02 375 10 10

## Characteristics


### GENERAL

Type	house
Price	€ 3.000
Land surface	102 m²
Bathrooms	2
Garages	1
Floors	3
Construction year	1955
Garden surface	50 m²
Kitchen (type)	hyper equipped
Heating (type)	individual
Neighborhood	quiet
Cellar	
EPC code	20250412

City	Oudergem
Living surface	166 m²
Bedrooms	3
Shower rooms	1
Parkings	1
Available	onmiddellijk
State	New
Facades	3
Toilets	3
Heating	gas
Neighborhood	woods
PEB	25 kW/m²
PEB category	A

### MANDATORY INFO

Building permit	Not announced
Urban destination	living zone
Subdivision permit	Not announced

Summons and recovery claim	no legal correction or administrative measure imposed
Pre-emption right	Not announced
 Flood prone area	not located in flood area

### FINANCIAL

Tenant charges	150 €
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Rental deposit	2 months
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