



€ 3.000 | OUDERGEM | REF. 6327021

LIVING SURFACE

 166 m²

LAND SURFACE

 102 m²

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 14.28m², bedroom 10.54m², 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 (10.83m²), 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 - Tel: 02 375 10 10

Characteristics

GENERAL

Type	house	City	Oudergem
Price	€ 3.000	Living surface	166 m ²
Land surface	102 m ²	Bedrooms	3
Bathrooms	2	Shower rooms	1
Garages	1	Parkings	1
Floors	3	Available	onmiddellijk
Construction year	1955	State	New
Garden surface	50 m ²	Facades	3
Kitchen (type)	hyper equipped	Toilets	3
Heating (type)	individual	Heating	gas
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	PEB	25 kW/m ²
EPC code	20250412	PEB category	A

MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	no legal correction or administrative measure imposed
Urban destination	Pre-emption right
living zone	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

FINANCIAL

Tenant charges	Rental deposit
150 €	2 months

