

€ 3.800 | KRAAINEM | REF. 6332734



LIVING SURFACE

300 m²



BEDROOMS

6



BATHROOMS

3



GARAGES

1

House at Kraainem

 **Avenue des Ramiers 21, 1950
Kraainem**

Kraainem, in a very pleasant and quiet area, but close to main roads, public transport and schools, charming 4-sided villa with an area of 300 m². It consists on the ground floor of a spacious entrance hall, a fully equipped American kitchen opening onto a dining room, large living room with open fire (functional), second living room or a multipurpose space, 3 bedrooms, a bathroom and a guest toilet. Upstairs you will find 3 bedrooms and two shower rooms. The attic is very large and can be used as storage space. The attic has been completely insulated. You can enjoy a splendid terrace overlooking the south-west facing garden. Closed garage for two cars + parking space in front of the house, alarm, double glazing, new gas boiler installed in September 2024. New PEB in progress To see without delay!


www.victoire.be - Tel: 02/ 375 10 10

Characteristics

GENERAL

| | | | |
|-------------------|-----------------------|----------------|----------------------------|
| Type | house | City | Kraainem |
| Price | € 3.800 | Living surface | 300 m ² |
| Bedrooms | 6 | Bathrooms | 1 |
| Shower rooms | 2 | Garages | 1 |
| Parkings (indoor) | 2 | Parkings | 2 |
| Floors | 1 | Available | af te spreken met eigenaar |
| Construction year | 1963 | State | good state |
| Facades | 4 | Kitchen (type) | US hyper equipped |
| Office | ✓ | Office area | 15 m ² |
| | | Toilets | 3 |
| Laundry room | ✓ | Heating (type) | individual |
| | | Heating | gas |
| Neighborhood | residential area | Neighborhood | quiet |
| Double glass | ✓ | PEB | 276 kW/m ² |
| | | PEB category | C |
| EPC code | 20160518-0001863328-1 | | |

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

| | |
|----------------|----------|
| Rental deposit | 3 months |
|----------------|----------|

