



€ 1.450.000 | SINT-PIETERS-WOLUWE | REF. 6347914



LIVING SURFACE

 455 m<sup>2</sup>


LAND SURFACE

 325 m<sup>2</sup>


BEDROOMS

5



BATHROOMS

2



GARAGES

1

## Chant d'Oiseau - Montgomery: characterful house of 455 sqm built

 **1150 Sint-Pieters-Woluwe**


Beautiful and characterful house with a facade width of 8.5 m, ideally located near Montgomery and the Woluwe Park. The house has an area of approximately 455 sqm and was built in 1935 on a plot of 325 sqm. The house is divided into 4 levels and consists of: on the ground floor: a spacious entrance hall, guest toilet and cloakroom, living room of approximately 50 sqm with fireplace and opening onto the terrace, fully equipped kitchen with utility room. On the first floor: library/room/lounge with kitchenette of approximately 46 sqm, master bedroom of 31 sqm with terrace, shower room. On the second floor: 3 bedrooms of approximately 22 sqm, 18 sqm, 18 sqm, bathroom. Attic. Terrace of approximately 35 sqm S-oriented. Basement. Terrace and garden of approximately 140 sqm S-oriented. Garage for 2 cars and parking space. PEB E

## Characteristics

### GENERAL

Type	house	City	Sint-Pieters-Woluwe
Price	€ 1.450.000	Living surface	455 m <sup>2</sup>
Land surface	325 m <sup>2</sup>	Terrace surface	100 m <sup>2</sup>
Bedrooms	5	Bathrooms	1
Shower rooms	1	Garages	1
Parkings	1	Floors	2
Available	vanaf akte	Construction year	1939
State	to be refreshed	Garden surface	140 m <sup>2</sup>
Facades	2	Kitchen (type)	hyper equipped
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	oil (centr. heat.)
Neighborhood	residential area	Neighborhood	quiet
Cellar	✓	PEB	268 kW/m <sup>2</sup>
		PEB category	E
EPC code	20241125		

### MANDATORY INFO

Building permit License issued	Summons and recovery claim No judicial remedial measure or administrative measure imposed
Urban destination living zone	Pre-emption right There is no pre-emption right for spatial planning
Subdivision permit Subdivision permit	 Flood prone area not located in flood area

### FINANCIAL

Property tax 2612 €
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