



€ 825.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6497786



LIVING SURFACE

328 m²



LAND SURFACE

170 m²



BEDROOMS

5



BATHROOMS

3



GARAGES

1

5-bedroom house + office, garden

 **1200 Sint-Lambrechts-Woluwe**

Ideally located in the Cerisiers neighborhood, near Square Levie, this charming house, built in 2003, offers spacious rooms and enjoys superb natural light. Spread over 5 floors, the built area is approximately 328 m² (according to the PEB) with around 295 m² of living space. The property consists of the following; on the garden level: a multipurpose room of ± 60 m² opening onto the garden and a cellar. On the ground floor: entrance hall, garage, laundry room, boiler room, and WC. On the first floor: living spaces of ± 53 m² and a fully-equipped open kitchen of ± 12 m². On the second floor: 2 bedrooms of ± 17 m² and ± 15 m², an office or bedroom of ± 9 m², bathroom, and WC. On the third floor: 2 bedrooms of ± 15 m², a bedroom of ± 12 m², and a bathroom. Garden of ± 60 m². Garage and parking space. PEB C-.

Characteristics

GENERAL

Type	house	City	Sint-Lambrechts-Woluwe
Price	€ 825.000	Living surface	328 m ²
Land surface	170 m ²	Terrace surface	20 m ²
Bedrooms	5	Bathrooms	3
Garages	1	Parkings	1
Floors	3	Available	vanaf akte
Construction year	2003	State	good state
Garden surface	60 m ²	Facades	2
Kitchen (type)	US hyper equipped	Office	✓
Office area	9 m ²	Toilets	3
Laundry room	✓	Heating (type)	individual
		Heating	condensation
Neighborhood	residential area	Neighborhood	commercial environment
Cellar	✓	PEB	142 kW/m ²
		PEB category	C
EPC code	20221102-0000621118-01-0		

MANDATORY INFO

Building permit License issued	Summons and recovery claim Not announced
Urban destination living park	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 4697 €

