



€ 2.500 | SINT-LAMBRECHTS-WOLUWE | REF. 6548679



LIVING SURFACE

194 m<sup>2</sup>



LAND SURFACE

101 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

20 m<sup>2</sup>

## House at Sint-Lambrechts-Woluwe

 **Avenue Marie-José 3, 1200 Sint-Lambrechts-Woluwe**

Woluwe-Saint-Lambert – Just a few meters from Square Marie-José, shops, parks, and public transport, this superb renovated house offers approximately 194 m<sup>2</sup> of gross floor area. It is composed as follows: on the ground floor, a spacious and elegant entrance hall leads to the dining room and a fully equipped kitchen. A third open room in succession, ideal as an office, provides access to the rear garden. On the first floor, three living rooms in succession, the last of which can be partitioned to serve as an office. On the second floor, a large bedroom with an ensuite bathroom and access to a beautiful terrace. On the third floor, two air-conditioned bedrooms and a shower room. Available immediately. EPC: C. Monthly charges: €35 (including quarterly window cleaning). More information at 02 375 10 10 or on [www.victoire.be](http://www.victoire.be).

## Characteristics

### GENERAL

Type	house	City	Sint-Lambrechts-Woluwe
Price	€ 2.500	Living surface	194 m <sup>2</sup>
Land surface	101 m <sup>2</sup>	Terrace surface	20 m <sup>2</sup>
Bedrooms	3	Bathrooms	1
Shower rooms	1	Floors	3
Available	onmiddellijk	Construction year	1915
State	very good state	Garden surface	20 m <sup>2</sup>
Facades	2	Kitchen (type)	hyper equipped
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	residential area	Neighborhood	residential area
Cellar	✓	Double glass	✓
PEB	117 kW/m <sup>2</sup>	PEB category	C

### 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

Tenant charges	35 €	Rental deposit	2 months
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