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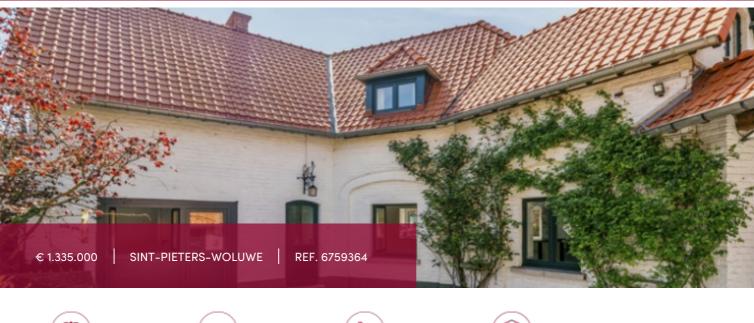


Image: Constract and surfaceImage: Constract and surfaceImage: Constract and surfaceLAND SURFACEBEDROOMSBATHROOMSTERRACE SURFACE246 m²32336 m²

Characterful villa in a unique and exceptional setting

1150 Sint-Pieters-Woluwe

Victoire-Junot is delighted to present this characterful home, nestled in an exceptional green setting in the heart of Woluwe-Saint-Pierre, fully renovated in 2024.

This unique 2.32-hectare estate, a true legacy of Belgium's industrial era, comprises 12 prestigious residences, expansive landscaped gardens, and a pond – offering an exclusive and refined living environment.

This four-façade home, with a total built area of 238 m², will charm you with its generous spaces and warm atmosphere.

The ground floor includes: an entrance hall, a spacious living area filled with natural light, a perfectly equipped and arranged kitchen, and a first suite featuring a contemporary shower room and separate toilet.

Upstairs, two large bedrooms each offer generous space, ample built-in storage, and optimal comfort. A bathroom with toilet, a study, and a walk-in closet complete the sleeping quarters.

In addition to its high-quality finishes, the house boasts stunning views over the lush park, a private entrance, a private courtyard, and a separate annex that adds to the unique charm of this exceptional property.

Option to acquire two parking spaces (20,000 euros/parking space). EPC: C



Characteristics

GENERAL

Туре	house
Price	€ 1.335.000
Terrace surface	336 m ²
Bathrooms	2
Floors	1
Construction year	1899
Facades	4
Toilets	2
Heating (type)	individual
Neighborhood	quiet
Double glass	~

City	Sint-Pieters-Woluwe
Land surface	246 m²
Bedrooms	3
Parkings	2
Available	vanaf akte
State	very good state
Kitchen (type)	US hyper equipped
Laundry room	~
Heating	condensation
Neighborhood	residential area
PEB	146 kW/m²
PEB category	C

20240613-TEST

MANDATORY INFO

EPC code

Building permit No license issued

Urban destination park zone

Subdivision permit No sales permit Summons and recovery claim
Not announced
Pre-emption right
There is no pre-emption right for spatial planning

Flood prone area
potential flood area

FINANCIAL

Tenant charges 290 €



SELL SERVICE

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