



€ 2.650 | SINT-PIETERS-WOLUWE | REF. 7246488



LIVING SURFACE

160 m<sup>2</sup>



LAND SURFACE

720 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



GARAGES

2

## House at Sint-Pieters-Woluwe

📍 Avenue des Grands Prix 82, 1150 Sint-Pieters-Woluwe

Presented by Carla Rodriguez : 0494 07 97 54 / carla.rodriguez@victoire.be

Victoire - Junot presents a charming detached villa ideally located between Place Dumon and the Sainte-Alix neighbourhood, close to schools, public transport and amenities. With a living area of approximately 160 m<sup>2</sup>, this bright house offers a pleasant and functional living environment. It comprises an entrance hall with cloakroom, a spacious 38 m<sup>2</sup> living room with open fire and parquet flooring, an office area, a fully equipped kitchen, 3 bedrooms (16, 12 and 11 m<sup>2</sup>), 2 bathrooms and a beautiful 30 m<sup>2</sup> terrace. The property is completed by a magnificent south-east facing garden, not overlooked, ideal for enjoying the peaceful surroundings. A storage attic, cellars, an alarm system, a two-car garage with electric door and double glazing complete the property.

To be discovered at Victoire - Junot - [www.victoire.be](http://www.victoire.be) - Tel: 02 375 10 00

## Characteristics

### GENERAL

Type	house	City	Sint-Pieters-Woluwe
Price	€ 2.650	Living surface	160 m <sup>2</sup>
Land surface	720 m <sup>2</sup>	Terrace surface	30 m <sup>2</sup>
Bedrooms	3	Bathrooms	2
Garages	2	Floors	2
Available	onmiddellijk	Construction year	1958
State	Very good state	Garden surface	380 m <sup>2</sup>
Facades	4	Kitchen (type)	US hyper equipped
Office	✓	Office area	4 m <sup>2</sup>
Laundry room	✓	Toilets	2
Neighborhood	residential area	Heating (type)	individual
Double glass	✓	Heating	gas
		Neighborhood	quiet
		PEB	265 kW/m <sup>2</sup>
		PEB category	E

### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	Flood prone area
Not announced	not located in flood area

### FINANCIAL

Tenant charges	Rental deposit
50 €	2 months

