



€ 2.700 | KRAAINEM | REF. 7317172



LIVING SURFACE

200 m²



LAND SURFACE

813 m²



BEDROOMS

3



BATHROOMS

2



GARAGES

2

House at Kraainem

📍 Avenue des Hirondelles 1, 1950 Kraainem

Presented by Yanis Morsa : 0487 71 46 10 / yanis.morsa@victoire.be

Victoire Junot presents this delightful semi-detached villa, fully renovated in 2025, offering generous spaces and exceptional living comfort.

It consists of a spacious L-shaped living room of approximately 60 m², a fully equipped kitchen of ± 20 m², a bedroom on the ground floor, two bedrooms upstairs, and a bright office.

The house also includes two modern shower rooms and three toilets. Outside, you will enjoy a large south-facing terrace, opening onto a sunny garden of ± 5 ares. The property also offers a double garage.

To be discovered at Victoire - Junot - www.victoire.be - Tel: 02 375 10 00

Characteristics

GENERAL

Type	house	City	Kraainem
Price	€ 2.700	Living surface	200 m ²
Land surface	813 m ²	Terrace surface	40 m ²
Bedrooms	3	Bathrooms	2
Garages	2	Parkings (indoor)	2
Parkings	2	Available	onmiddellijk
Construction year	1955	State	Very good state
Garden surface	500 m ²	Facades	3
Kitchen (type)	hyper equipped	Office area	4 m ²
Toilets	3	Laundry room	✓
Heating (type)	wall heating	Heating	gas
Neighborhood	residential area	Cellar	✓
Double glass	✓	PEB	260 kW/m ²
EPC code	202512180003761239RES1	PEB category	C

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

Rental deposit
2 months

