



LIVING SURFACE

365 m²



BEDROOMS

5



BATHROOMS

1



TERRACE SURFACE

13 m²

Duden Park, superb bourgeois house with garden

1190 Forest

Situated just a short walk from Duden Park, a superb bourgeois house of approximately 400 sqm gross with a large sunny garden. It consists of: an entrance hall leading to the staircase shaft and beautiful reception rooms in a row of approximately 84 sqm including a warm living room with a wood stove and high ceilings, a dining room, and a bright DADA brand kitchen open to a pleasant breakfast area. The house opens onto a terrace and a beautifully wooded garden of approximately 320 sqm, ideally exposed to the East. Upstairs, there is a master bedroom of approximately 18.5 sqm with an adjoining bathroom and balcony, a study/bedroom of approximately 19 sqm and two dressing rooms, two bathrooms, and three additional bedrooms of approximately 19, 18.5, and 9 sqm. A versatile space with bathroom and kitchen, ideal for entertaining guests or setting up a workshop of approximately 52 sqm. Also: alarm, skylights, double glazing, many preserved period elements, two gas boilers, insulated roof, and the house is entirely under cellars. EPC: F. This character property offers many development possibilities and represents a real opportunity. Legal situation: building comprising 3 units. To be discovered without delay.

Characteristics

GENERAL

Type	House	City	Forest
Price	€ 975.000	Living surface	365 m ²
Terrace surface	13 m ²	Heating	Gas
Bedrooms	5	Bathrooms	1
Construction year	1913	State	Good condition
Facades	2	Bedroom	9 m ²
Living-room	15.5 m ²	Cellar	3
Cellar	71 m ²	Bathroom	4 m ²
Lavatory	2	Terrace	13 m ²
Dining room	20 m ²	Studio	52.5 m ²
Shower room / Lavatory	4 m ²	Eat-in kitchen	30 m ²
Lobby	8 m ²	Fireplace	
Double glazing		Sliding windows	
Internet		TV distribution	
Alarm system		Intercom	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Bus hub	
Hospital/clinic		Doctor	
Park		Public parking	
Public pool		On main road	
Sport center		Supermarket	
Taxi		Tennis	
Tram		University	
PEB	327 kW/m ²	PEB category	F
EPC code	20250711-0000721450-01-0		

MANDATORY INFO


Building permit
Not announced

Urban destination
Not announced

Subdivision permit
Not announced

Summons and recovery claim
Not announced

Pre-emption right
Not announced

 Flood prone area
Not announced

FINANCIAL

