



€ 1.850.000 | OUDERGEM | REF. 5950579



LIVING SURFACE

540 m<sup>2</sup>



LAND SURFACE

506 m<sup>2</sup>



BEDROOMS

5



BATHROOMS

3



GARAGES

1

## 5-bedroom house with TOP-finish

 **1160 Oudergem**

Auderghem – Exceptional house of 540 sqm (according to PEB), completely renovated in 2012, excellently located on a plot of 506 sqm in a very green environment near the Forêt de Soignes, the new MIX (Royale Belge) and the Watermael-Boitsfort market.

Layout: On the ground floor level: lounge of 48 sqm with fireplace (wood), view of the garden and direct access to the terrace of 47 sqm (E), dining room of 24 sqm and super equipped kitchen of 16 sqm. There is also a small office corner of 4 sqm on this level.

The second floor has 4 bedrooms of 22, 24, 12 and 13 sqm respectively, 1 with a full bathroom. Second bathroom and laundry room. The third floor is furnished as a master bedroom of 36 sqm with a dressing room of 12.5 sqm and a full bathroom. This suite also has access to a small, well-oriented terrace.

At basement level: garage of 67 sqm for 2 to 3 cars, a large wine cellar of 28 sqm and a multi-purpose room (religious profession, studio, office, etc.). Alarm system and video surveillance, wooden windows with double glazing, water softener. PEB – the electrical installation is in accordance.

## Characteristics


### GENERAL

Type	house
Price	€ 1.850.000
Land surface	506 m <sup>2</sup>
Bedrooms	5
Garages	1
Floors	3
State	very good state
Facades	2
Office	✓
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓

City	Oudergem
Living surface	540 m <sup>2</sup>
Terrace surface	47 m <sup>2</sup>
Bathrooms	3
Parkings	1
Available	vanaf akte
Garden surface	274 m <sup>2</sup>
Kitchen (type)	US hyper equipped
Office area	4 m <sup>2</sup>
Toilets	5
Heating (type)	individual
Heating	gas
Neighborhood	city
Elevator	✓
PEB	171 kW/m <sup>2</sup>
PEB category	D

### MANDATORY INFO

Building permit	No license issued
Urban destination	living zone
Subdivision permit	No sales permit

Summons and recovery claim	No judicial remedial measure or administrative measure imposed
Pre-emption right	There is no pre-emption right for spatial planning
 Flood prone area	not located in flood area

### FINANCIAL

Property tax	3447.51 €
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