

€ 3.100 | SINT-PIETERS-WOLUWE | REF. 5953940



LIVING SURFACE

253 m<sup>2</sup>



LAND SURFACE

180 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3



GARAGES

1

## House at Sint-Pieters-Woluwe

 **1150 Sint-Pieters-Woluwe**

Ideally located in a quiet and residential area, close to Square Léopold II, Square Montgomery, shops and the metro, charming house dating back to the 1930s, tastefully furnished with a living area of 253 m<sup>2</sup>. The house is composed of an entrance hall, lounge / dining room of ± 45 m<sup>2</sup> with open fire, library, panelling, very beautiful wooden floors, fully equipped family kitchen with dining area, 4 large bedrooms, one with dressing room ( 19 m<sup>2</sup> - 25 m<sup>2</sup> - 35 m<sup>2</sup> and 32 m<sup>2</sup>), study of ± 30 m<sup>2</sup>, 3 bathrooms, 4 toilets, laundry room, terrace, cellar, and pleasant garden of ± 180 m<sup>2</sup>, facing southwest. Double garage in the building opposite Polux residence.


For more info : [www.victoire.be](http://www.victoire.be) / 02 375 10 10

## Characteristics

### GENERAL

|                   |                       |                   |                     |
|-------------------|-----------------------|-------------------|---------------------|
| Type              | house                 | City              | Sint-Pieters-Woluwe |
| Price             | € 3.100               | Living surface    | 253 m <sup>2</sup>  |
| Land surface      | 180 m <sup>2</sup>    | Terrace surface   | 20 m <sup>2</sup>   |
| Bedrooms          | 4                     | Bathrooms         | 3                   |
| Garages           | 1                     | Parkings (indoor) | 2                   |
| Floors            | 3                     | Available         | onmiddellijk        |
| Construction year | 1930                  | State             | very good state     |
| Garden surface    | 180 m <sup>2</sup>    | Facades           | 2                   |
| Kitchen (type)    | US hyper equipped     | Office            | ✓                   |
| Office area       | 30 m <sup>2</sup>     | Toilets           | 4                   |
| Laundry room      | ✓                     | Heating (type)    | individual          |
|                   |                       | Heating           | gas                 |
| Neighborhood      | city                  | Neighborhood      | residential area    |
| Cellar            | ✓                     | Double glass      | ✓                   |
| PEB               | 422 kW/m <sup>2</sup> | PEB category      | G                   |

### MANDATORY INFO

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

### FINANCIAL

|                |          |
|----------------|----------|
| Rental deposit | 2 months |
|----------------|----------|

