

€ 2.400 | SINT-LAMBRECHTS-WOLUWE | REF. 6734003



LIVING SURFACE

189 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1



GARAGES

1



TERRACE SURFACE

15 m<sup>2</sup>

## House at Sint-Lambrechts-Woluwe

 **Avenue des Creneaux 10, 1200 Sint-Lambrechts-Woluwe**

VICTOIRE - JUNOT invites you to discover in Woluwe Saint Lambert, on a quiet street, close to shops, schools and public transport, a pretty house of +- 189 m<sup>2</sup> of living space, 2 facades, with a very beautiful south-facing garden. The house is composed as follows: an entrance hall, spacious living room with open fireplace, opening onto the garden and the terrace, equipped kitchen, 2 bedrooms (18 and 15 m<sup>2</sup>) + an office / dressing room / baby room, a bathroom, converted and heated attic, cellar, laundry room in the basement, garage, parking. New gas boiler. A must see.


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

## Characteristics

### GENERAL

Type	house	City	Sint-Lambrechts-Woluwe
Price	€ 2.400	Living surface	189 m <sup>2</sup>
Terrace surface	15 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Garages	1
Floors	2	Available	onmiddellijk
State	good state	Garden surface	120 m <sup>2</sup>
Facades	2	Kitchen (type)	US fully fitted
Office area	9 m <sup>2</sup>	Toilets	2
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Double glass	✓
PEB	234 kW/m <sup>2</sup>	PEB category	E
EPC code	20250328-0000709241-01-2		

### MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	no legal correction or administrative measure imposed
Urban destination	living zone	Pre-emption right	Not announced
Subdivision permit	Not announced	 Flood prone area	not located in flood area

### FINANCIAL

Rental deposit	2 months
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