



€ 2.400.000 | SINT-PIETERS-WOLUWE | REF. 6759672



LIVING SURFACE

456 m²


LAND SURFACE

1589 m²


BEDROOMS

8



BATHROOMS

6



GARAGES

1

Prince Baudouin, exceptional villa on a plot of ± 16 ares

 **1150 Sint-Pieters-Woluwe**


Prince Baudouin, magnificent villa of ± 572 m² on a plot of ± 16 ares, ideally oriented to the South-West. Fully renovated in 2014, it is composed as follows: on the ground floor, an entrance hall, WC, and cloakroom, a living room of ± 67 m², a kitchen of ± 27 m², a small lounge of ± 32 m², and a bedroom of ± 20 m² with an en-suite bathroom of ± 5.4 m². On the upper floors, there are 7 bedrooms and 5 bathrooms. Additional features include a ± 55 m² garage for two cars, parking spaces in front of the house, cellars, and several terraces. Also: a laundry room, a rainwater tank, compliant electrical installations, and a gas fireplace. The front section of the property can be used as an independent studio, an office, or a concierge area. An exceptional property with a ± 885 m² garden, ideally oriented and sunny all day. EPC D+.

Characteristics

GENERAL

| | | | |
|-------------------|--------------------------|-----------------|---------------------|
| Type | house | City | Sint-Pieters-Woluwe |
| Price | € 2.400.000 | Living surface | 456 m ² |
| Land surface | 1589 m ² | Terrace surface | 115 m ² |
| Bedrooms | 8 | Bathrooms | 6 |
| Garages | 1 | Parkings | 2 |
| Floors | 2 | Available | vanaf akte |
| Construction year | 2006 | State | very good state |
| Garden surface | 885 m ² | Facades | 4 |
| Kitchen (type) | hyper equipped | Office | ✓ |
| Office area | 32 m ² | Toilets | 7 |
| Laundry room | ✓ | Heating (type) | individual |
| | | Heating | gas (centr. heat.) |
| Neighborhood | quiet | Neighborhood | city |
| Cellar | ✓ | Double glass | ✓ |
| PEB | 208 kW/m ² | PEB category | D |
| EPC code | 20150214-0000271323-01-3 | | |

MANDATORY INFO

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|---------------------------------------|---|
| Building permit License issued | Summons and recovery claim Not announced |
| Urban destination Not announced | Pre-emption right Not announced |
| Subdivision permit No sales permit |  Flood prone area not located in flood area |

FINANCIAL

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| Property tax 7429 € |
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