



€ 855.000 | KRAAINEM | REF. 6818709



LIVING SURFACE

225 m<sup>2</sup>



LAND SURFACE

282 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



GARAGES

1

## Baron d'Huart, 3-bedroom house ± 225 m<sup>2</sup>, garden, garage

 **1950 Kraainem**

IN OPTION !!!

Victoire-Junot exclusively offers you this charming house of approximately 225 m<sup>2</sup>, ideally located in a private and peaceful residential area. The property features 3 bedrooms, 2 bathrooms, and a beautifully landscaped south-facing garden. The house has undergone a thorough and complete renovation. On the ground floor: a bright living room with an open fireplace, a dining room or office space, and a fully equipped kitchen. Upstairs: 3 spacious bedrooms (27.5 m<sup>2</sup>, 13.5 m<sup>2</sup>, 13.5 m<sup>2</sup>) and 2 modern bathrooms. An attic of ± 30 m<sup>2</sup> offers further potential for conversion. In the basement: boiler room, laundry area, cellar, and storage room. Closed garage for two cars available (not mandatory) for an additional €40,000. The electrical installation is fully compliant. Exceptional location near a wide range of quality amenities, including shops, sports clubs, public transport, and schools. Energy performance certificate (EPC): C.

# Characteristics


## GENERAL

Type	house
Price	€ 855.000
Land surface	282 m²
Bedrooms	3
Garages	1
Available	vanaf akte
State	Very good state
Facades	3
Office	✓
Heating (type)	individual
Neighborhood	residential area
Cellar	✓
PEB	262 kW/m²
EPC code	3527348-RES-1

City	Kraainem
Living surface	225 m²
Terrace surface	25 m²
Bathrooms	2
Floors	3
Construction year	1959
Garden surface	190 m²
Kitchen (type)	hyper equipped
Toilets	2
Laundry room	✓
Heating	condensation
Neighborhood	quiet
Double glass	✓
PEB category	C

## MANDATORY INFO

Building permit License issued
Urban destination living zone
Subdivision permit Subdivision 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

Tenant charges 110 €
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