



€ 1.850.000 | KRAAINEM | REF. 7216991



LIVING SURFACE

513 m²



LAND SURFACE

1735 m²



BEDROOMS

7



BATHROOMS

4



GARAGES

2

Spacious villa with elevator near Place Dumon

1950 Kraainem

Victoire-Junot is pleased to present this superb villa with an elevator, ideally located on a south-facing plot of approximately 17.35 ares, with no overlooking neighbors, just steps away from Place Dumon, the metro, shops, and renowned schools.

This elegant residence impresses with its exceptional volumes and perfectly designed layout. It offers spacious, light-filled reception rooms, a welcoming kitchen with a breakfast area, two offices, seven bedrooms, four bathrooms, and a laundry room.

The basement features generous cellars, including a playroom, and a double garage completes the property. Electrical inspection certificate in compliance. EPC: B

Characteristics


GENERAL

Type	house
Price	€ 1.850.000
Land surface	1735 m²
Bedrooms	7
Garages	2
Available	vanaf akte
State	Good state
Facades	4
Office	✓
Laundry room	✓
Neighborhood	Free sight
Cellar	✓
Double glass	✓
EPC code	20240312-0003172063-RES-1

City	Kraainem
Living surface	513 m²
Terrace surface	30 m²
Bathrooms	4
Floors	2
Construction year	1960
Garden surface	1580 m²
Kitchen (type)	hyper equipped
Office area	16 m²
Toilets	5
Heating (type)	individual
Heating	gas
Neighborhood	residential area
Elevator	✓
PEB	189 kW/m²
PEB category	B

MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	There is no pre-emption right for spatial planning
 Flood prone area	Not announced

FINANCIAL

Property tax	6417 €
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