



€ 1.095.000 | ZAVENTEM | REF. 7226378



LIVING SURFACE

543 m<sup>2</sup>



LAND SURFACE

3041 m<sup>2</sup>



BEDROOMS

6



BATHROOMS

3



GARAGES

2

## Charming 6-bedroom villa ideally located

📍 **Hof-ten-Berglaan 304, 1932 Zaventem**

Victoire-Junot presents this charming 6-bedroom villa of approximately 543 sqm gross. Ideally located, close to the Roodebeek shopping area and all amenities, the property is laid out as follows: entrance hall with guest toilet, spacious living room with open fireplace, dining room with separate kitchen, and a lovely south-east facing terrace.

The upper floors offer 6 bedrooms with 3 bathrooms/shower rooms, dressing rooms and storage space. Large garden. Double garage, laundry room and cellars.

Gas boiler, EPC: C, and compliant electrical installation. A must-see, not to be missed!

## Characteristics

### GENERAL

|                   |                       |                 |                    |
|-------------------|-----------------------|-----------------|--------------------|
| Type              | house                 | City            | Zaventem           |
| Price             | € 1.095.000           | Living surface  | 543 m <sup>2</sup> |
| Land surface      | 3041 m <sup>2</sup>   | Terrace surface | 20 m <sup>2</sup>  |
| Bedrooms          | 6                     | Bathrooms       | 3                  |
| Garages           | 2                     | Parkings        | 2                  |
| Floors            | 2                     | Available       | vanaf akte         |
| Construction year | 1951                  | State           | Good state         |
| Garden surface    | 2800 m <sup>2</sup>   | Facades         | 4                  |
| Kitchen (type)    | US hyper equipped     | Office          | ✓                  |
| Toilets           | 3                     | Laundry room    | ✓                  |
| Heating (type)    | individual            | Heating         | gas                |
| Neighborhood      | quiet                 | Neighborhood    | woods              |
| Cellar            | ✓                     | Double glass    | ✓                  |
| PEB               | 272 kW/m <sup>2</sup> | PEB category    | C                  |
| EPC code          | 0003715510-RES-1      |                 |                    |

### MANDATORY INFO

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

### FINANCIAL

|              |
|--------------|
| Property tax |
| 2153 €       |

