



€ 3.400 | SINT-PIETERS-WOLUWE | REF. 7241209



LIVING SURFACE

282 m²



LAND SURFACE

500 m²



BEDROOMS

5



BATHROOMS

3



GARAGES

2

House at Sint-Pieters-Woluwe

Avenue Xavier Henrard 37, 1150 Sint-Pieters-Woluwe

Victoire Junot is delighted to present this charming semi-detached villa located in the sought-after Chant d'Oiseau neighbourhood, fully renovated in 2008 and offering generous living spaces combined with modern comfort.

The ground floor features a spacious L-shaped living room of ± 50 m² with an open fireplace, a fully fitted kitchen with sliding door, and a laundry room.

Upstairs, you will find five bedrooms with parquet flooring and built-in wardrobes (± 20 , 18, 12, 12 and 10 m²), as well as three bathrooms, one of which includes a shower, and two separate toilets.

The exterior boasts a large south-facing terrace overlooking a fenced garden of ± 5 ares, perfect for enjoying sunny days in peace and privacy.

Additional features include a two-car garage with automatic door, a new secure PVC entrance door, an alarm system, solar panels, and anti-burglary glazing.

A bright and functional family home in a highly desirable residential area, close to shops, schools, and public transport.

Discover it now at Victoire - Junot – www.victoire.be – Tel: +32 2 375 10 00

Characteristics

GENERAL

Type	house	City	Sint-Pieters-Woluwe
Price	€ 3.400	Living surface	282 m²
Land surface	500 m²	Bedrooms	5
Bathrooms	3	Garages	2
Parkings (indoor)	1	Floors	2
Available	mits inachtneming huurders	Construction year	1960
State	Very good state	Garden surface	500 m²
Facades	3	Kitchen (type)	hyper equipped
Office	✓	Toilets	3
		Laundry room	✓
Heating (type)	individual	Heating	oil (centr. heat.)
Neighborhood	city	Neighborhood	residential area
Cellar	✓	Double glass	✓
PEB	194 kW/m²	PEB category	D
EPC code	20250530-0000680765-01-7		

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area not located in flood area

FINANCIAL

Rental deposit 2 months

